

NB Hearnies cannot accept any liability for inaccurate or omitted information.

Part A

Heating:

GAS

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details.

Do you have underfloor heating or radiators?

BOTH
under floor 1st + 2nd, top floor radiators

Do you have an electricity supply via wind turbines, a generator or solar panels? If yes, please provide information and whether they are owned by you or leased and whether you are receiving an income from these or discount on your utilities.

23 Solar panels - roughly £200 saved - not leased.

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

Battery for solar panels x 2 - 11 kW.

Are there any communal heating systems? If yes, please provide the above and any further information on this.

NO

Where is the boiler and when was it installed?

Garage - 2008 - all parts replaced 2024

Is it a combination boiler or do you have a separate water tank?

Seperate tank

Fuse box location?

Utility

Gas meter location?

left side of property

Water and drainage:

Do you have a water meter and if so, where is it located?

ON Street

Is the water supplied by a borehole, spring or well?

NO - mains

Is the property on mains drainage or private drainage? If private, please provide details of this.

mains

Is there a water softener?

Yes - garage .

Stop cock location?

Utility

Phone and internet:

Broadband

For any information regarding broadband a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone

For any information regarding mobile signals a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking:

Is there a shared drive or access? If so, who maintains and pays for it?

Parking on drive for 8 - 50/50 Shared

Is there parking to the property? Please provide information.

8 spaces

Is there a garage and where is it located?

Yes

Property construction:

What year was the property built?

2008

If new build / newly converted, is the title registered?

New build - Yes .

Is the building pre-fabricated? If yes, who do you insure with?

NO

Is the building thatched? If yes, who do you insure with?

NO

Are there timber windows?

NO - apart from 3 Velux windows

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

Yes - Conservatory into ~~orangery~~ orangery

Has the property ever undergone any structural work or underpinning?

NO

Has the property ever had subsidence? If yes, what work has been carried out, please supply documents

NO

Part B

Are there any building safety or structural risks you are aware of?

NO

Are you aware of there being any asbestos at the property?

NO

Do you know of any existing or proposed planning permissions or building works in the area or to the property which will affect your property? (Planning permission expires within 3 years)

NO

Are there any restrictions or covenants to the property?

TPOs

Which boundaries belong to the property?

TBC

Are there any public right of ways, easements or servitudes?

NO

Are there any Tree Protection orders in the garden? Are any trees above 50'?

YES - Whole House

Is there any known flood risk of coastal erosion to your property or the local area?

NO

Which way is the garden facing?

South East

Other:

Are you prepared to vacate the property?

Yes

Have you considered which fixtures and fittings you would leave or take with you?

Everything at the right price.