

Is there a water softener?

no

Stop cock location?

office ground floor

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?

no

Is there parking to the property? Please provide information.

yes

Is there a garage and where is it located?

yes

Property construction:

What year was the property built?

1937

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

n/a

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

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

none that need permission

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)

mobile phone mast

Are there any restrictions or covenants to the property?

not sure

Which boundaries belong to the property?

south and east

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'?

There are TPOs in the area, but the trees in teh garden have been planted later

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

no

Which way is the garden facing?

Front garden facing west

Other:

Are you prepared to vacate the property?

yes

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

yes

Is your loft boarded and insulated? Is there a loft ladder?

yes

Are you aware of any spray foam insulation?

no

Are you aware of any moth or pest infestation at the property? If yes, please provide any evidence of treatments which have taken place.

no