



Material Information for Freehold Properties

Part A

Property address [REDACTED]

Council Tax Band C

Asking Price 850,000

Tenure (Freehold / Leasehold / Share of Freehold for example)
Freehold

Part B

Heating:

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

EDF

Do you have underfloor heating or radiators?

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.

None

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

No

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?

6 years & been serviced up to date

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

whole system with water tanks

Fuse box location?

In the service room

Gas meter location?

In the service outside area at the rear access

Water and drainage:

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

No

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

Normal

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

Main drainage

Is there a water softener?

No

Stop cock location?

No

Phone and internet:

Broadband type and indication of speed?

Talk Talk 100MPH

Mobile signal / coverage?

5G with all networks

Parking:

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

Private

Is there parking to the property? Please provide information.

Yes , fit 5 cars

Is there a garage and where is it located?

Located on the driveway

Property construction:

What year was the property built?

Need to be checked

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

Newly Refurbished

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

Not insured

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

Ready to insure

Are there timber windows?

Normal windows

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

Yes lot of refurbish and extension and conservatory

Part C

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)

Expired approval for room extension above the garage

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

All listed on the title deed

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 in the garden can be seen title deed

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

No

Which way is the garden facing?

Amazing hill view to Castlepoint

Other:

Are you prepared to vacate the property?

Yes

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

Depend on the buyer

Is your loft boarded and insulated?

Insulated

Are you aware of any spray foam insulation?

No

Is there a loft ladder?

Yes

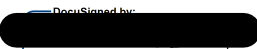
Received:

Title plan

Title Register

AML

Signed by property owner(s)

DocuSigned by:


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Completion date of form

3/2/2024

Signed by Hearnese