



### Material Information for Freehold Properties

#### Part A

Property address [REDACTED], Bournemouth  
BH4 8AG

Council Tax Band F

Asking Price £ 675,000

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

#### Part B

##### Heating:

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

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. No

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. Yes Electrical wall Mounted Heaters

Where is the boiler and when was it installed? Boiler is located in a cupboard in the kitchen. A New Boiler was installed approx 4 years ago

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

Fuse box location? Ground Floor Entrance Lobby

Gas meter location? Front of the Building

**Water and drainage:**

Do you have a water meter and if so, where is it located? Yes, it's located at the front of the building

Is the water supplied by a borehole, spring or well? No

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

Is there a water softener? No

Stop cock location? Under the kitchen sink

**Phone and internet:**

Broadband type and indication of speed? Broadband from Sky, Download approx 55Mb/s Upload approx 75Mb/s

Mobile signal / coverage? Yes good

**Parking:**

Is there a shared drive or access? If so, who maintains and pays for it? Shared Driveway/Access maintained via service charge

Is there parking to the property? Please provide information. Yes 2 car parking spaces in front of the garage, plus an allocated space. Also a car within the garage, in total 4.no spaces

Is there a garage and where is it located? A Garage is located adjacent to the main entrance

**Property construction:**

What year was the property built? Approximately in 1930's

If new build / newly converted, is the title registered? No

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? A couple of feature windows in the lounge

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations. No

**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) Not aware of any

Are there any restrictions or covenants to the property? Not aware of any

Which boundaries belong to the property? The property occupies the entire second floor, therefore the boundary is as per this. An independent detached garage with its access boundary

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 is a large tree to the front of the building

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 south facing, rear garden north facing

**Other:**

Are you prepared to vacate the property? Yes

Have you considered which fixtures and fittings you would leave or take with you? No

Is your loft boarded and insulated? Yes


Are you aware of any spray foam insulation? No

Is there a loft ladder? No

**Received:**

Title plan  
Title Register  
AML

Signed by property owner(s)

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Completion date of form 3/5/2024

Signed by Hearnés

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