

**Part A**

**Heating:**

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

Gas and Electric

Do you have underfloor heating or radiators?

underfloor heating throughout and radiators in the bathrooms

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?

Yes a pod point on the front of the house also a cable for another if required in the garage

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

N/A

Where is the boiler and when was it installed?

In the boiler room installed 2022

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

we have a separate water tank

Fuse box location?

we have several, one in the boiler room, one in the utility room, one in the loft, one in shed

Gas meter location?

in box on front of the house

**Water and drainage:**

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

yes on the footpath outside the house

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

Is there a water softener?

Yes

Stop cock location?

behind water softener in boiler room

**Phone and internet:**

Broadband type and indication of speed?

high speed fibre broadband 406Mbps download 180Mbps upload

Mobile signal / coverage?

strong

**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 private in/ out driveway for at least 8 cars

Is there a garage and where is it located?

yes single garage attached to the house

**Property construction:**

What year was the property built?

1958

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.

yes

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?

all Asbestos has been professionally removed from the property when renovating

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?

no

Which boundaries belong to the property?

left of the property rear and front

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 and yes

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

no

Which way is the garden facing?

south

**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 a loft ladder, the loft is 3/4 boarded and insulated

Are you aware of any spray foam insulation?

no