

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

Part A

Heating:

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

Do you have underfloor heating or radiators? **YES.**
NO

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? **NONE**

Are there any communal heating systems? If yes, please provide the above and any further information on this. **NONE**

Where is the boiler and when was it installed? **- KITCHEN - 2012.**

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

Fuse box location? **- UNDERSTAIRS CUPBOARD**

Gas meter location? **- EXTERIA RIGHT HAND SIDE OF PROPERTY**

Water and drainage:

Do you have a water meter and if so, where is it located? **- YES, LOCATED IN PAVEMENT**

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? NO.

Stop cock location? DOWNSTAIRS CLOAKROOM

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? - YES - SHARED DRIVEWAY ACCESS

Is there parking to the property? Please provide information. YES -- GARAGE + PLUS. PARKING ON DRIVE FOR 2 CARS

Is there a garage and where is it located? INTERNAL WITH ELECTRIC DOOR.

Property construction:

What year was the property built? 1989

If new build / newly converted, is the title registered? NEW BUILD - TITLE REGISTERED

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.

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

PART BOARDED + INSULATED - NO LOFT
LADDER

Are you aware of any spray foam insulation? NONE

Are you aware of any moth or pest infestation at the property? If yes, please provide any evidence of treatments which have taken place. NONE