



Material Information for Freehold Properties

Part A

Property address ■ Broad Avenue, Bournemouth, BH8 9HF

Council Tax Band E

Asking Price £750,000

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

Part B

Heating:

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

Gas central 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.

N/A

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

N/A

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?

Kitchen pantry cupboard, 2012

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

Separate water tank with backup immersion

Fuse box location?

Garage

Gas meter location?

Garage

Water and drainage:

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

Yes - front of property

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?

Garage

Phone and internet:

Broadband type and indication of speed?

Option of either standard speed telephone line or Ultrafast Fibre - up to 1000mbps

Mobile signal / coverage?

Good

Parking:

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

N/A

Is there parking to the property? Please provide information.

Garage plus parking space for 3-4 vehicles

Is there a garage and where is it located?

Integral front right of property

Property construction:

What year was the property built?

1955

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

N/A

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

N/A

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

N/A

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.

Detached Garden Room under permitted development, significant refurbishment throughout including

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)

No

Are there any restrictions or covenants to the property?

As defined in title deeds - nothing unusual for the Queen's Park Estate

Which boundaries belong to the property?

Front, rear. Right and left are shared.

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'?

Front oak tree TPO, regularly maintained

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

No

Which way is the garden facing?

west

Other:

Are you prepared to vacate the property?

TBC

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

Yes - can be confirmed in due course

Is your loft boarded and insulated?

Yes

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:

888AC83F82E74F9...

Completion date of form

3/15/2024

Signed by Hearnese

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