

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 electrics - some underfloor

Do you have underfloor heating or radiators?

Yes to both

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.

Solar Panels - owned - max allowed at 16. With a Tesla storage unit - can be fed back to the grid

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.

n/a

Where is the boiler and when was it installed?

2023 - recent - utility room

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

separate

Fuse box location?

garage and utility room

Gas meter location?

Utility room cupboard

Water and drainage:

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

Yes

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

tbc

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

main

Is there a water softener?

yes

Stop cock location?

outside in road i believe

Phone and internet:

Broadband type and indication of speed?

VODAFONE -

Mobile signal / coverage?

good

Parking:

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

my drive - private

Is there parking to the property? Please provide information.

yes

Is there a garage and where is it located?

to left as you face propoerty

Property construction:

What year was the property built?

c 1930

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.

Swimming pool. Car port on right side and open extension - not required

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?

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 that i know of

Are there any restrictions or covenants to the property?

no

Which boundaries belong to the property?

i believe on the right

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

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?

tbc

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

yes - although converted now with eves

Are you aware of any spray foam insulation?

?