

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?

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.

No

Where is the boiler and when was it installed?

Downstairs too - 18 months ago

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

Combi

Fuse box location?

Study

Gas meter location?

Outside by kitchen gate - (inside property)

Water and drainage:

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

Yes - outside the kitchen gate (roadside)

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?

At the back of a kitchen cabinet

Phone and internet:

Broadband type and indication of speed?

Yes

Mobile signal / coverage?

Yes.

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 - 1 or 1 spaces

Is there a garage and where is it located?

Yes attached to cottage

Property construction:

What year was the property built?

Who knows?

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

NA

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

No

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

Yes N.F.U.

Are there timber windows?

Yes

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

Replaced timber windows / garage doors - Indemnity
insurance

Has the property ever undergone any structural work or underpinning?

Not in the last 40 years

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?

Unaware

Are you aware of there being any asbestos at the property?

Unaware

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?

Riparian rights on the river

Which boundaries belong to the property?

Load and car park boundaries. BCP constructed fence to East boundary

Are there any public right of ways, easements or servitudes?

S. Electricity cable

Are there any Tree Protection orders in the garden? Are any trees above 50'?

All trees are TPO.'d

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

River flooding - highest recorded 25. Dec 2013

Which way is the garden facing?

Big enough to face everywhere at Throop Weir - data available

Other:

Are you prepared to vacate the property?

Yes

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

lets take

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

2 lofts boarded 3rd not

Are you aware of any spray foam insulation?

Unaware