

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

PLEASE MAKE SURE YOUR ANSWERS ARE ACCURATE AS THIS QUESTIONNAIRE WILL BE SHOWN TO ALL VIEWERS AND OFFERS WILL BE MADE ON THE BASIS OF THE INFORMATION YOU PROVIDE. COPIES WILL ALSO BE MADE AVAILABLE TO SOLICITORS AND MAY FORM PART OF THE SALES CONTRACT

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?

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.

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?

In cupboard in Utility room - New March 23

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

Separate tank - New March 23

Fuse box location?

above and to the right of the utility room door - second box in larder behind main fuse box

Gas meter location?

outside the downstairs toilet window

Water and drainage:

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

Yes - under pavement outside the drive

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

No - mains water

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

Mains Drainage

Is there a water softener?

No

Stop cock location?

on the right of the back door in utility room

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?

No - the drive is part of the land

Is there parking to the property? Please provide information.

Yes - easy for two but up to five can park off the road

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

Circa 1905

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

Yes

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.

New Roof in July 2018

Has the property ever undergone any structural work or underpinning?'

No - not to my knowledge

Has the property ever had subsidence?' If yes, what work has been carried out, please supply documents

No - not to my knowledge

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)

No

Are there any restrictions or covenants to the property?

I think there was something in the original indenture in 1898 that restricted some commercia

Which boundaries belong to the property?

front and right when looking at the property

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'?

No

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

No

Which way is the garden facing?

North

Other:

Are you prepared to break chain and vacate the property regardless of onward plans?

There is no chain - property immediately available

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

Possibility - subject to agreement of leaving all

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

Yes - insulated and a good loft ladder

Are you aware of any spray foam insulation?

No

Are you aware of any moth or pest infestation at the property? If yes, please provide any evidence of treatments which have taken place.

No