



Material Information for Freehold Properties

Part A

Property address [REDACTED] BRAIDLEY ROAD, BUNNEMOUTH, BH12 6JY
Council Tax Band F
Asking Price £750,000
Tenure (Freehold / Leasehold / Share of Freehold for example) FREEHOLD

Part B

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? 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. 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 GARAGE, INSTALLED 24 OCT 2016

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

Fuse box location? IN HALLWAY

Gas meter location? OUTSIDE, UNDER DINNING ROOM WINDOW

Water and drainage:

Do you have a water meter and if so, where is it located? YES, END OF DRIVEWAY

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 DRAINAGE

Is there a water softener? No

Stop cock location? UNDER SINK IN KITCHEN - COLD WATER
AIRING CUPBOARD - HOT WATER

Phone and internet:

Broadband type and indication of speed? BT FIBRE 142.2 DOWNLOAD
28.6 UPLOAD

Mobile signal / coverage? 5G

Parking:

Is there a shared drive or access? If so, who maintains and pays for it? YES
PORTLAND PLACE MANAGEMENT COMPANY £50 per year contribution.

Is there parking to the property? Please provide information.

YES, 2 SPACES ON PRIVATE DRIVEWAY

Is there a garage and where is it located?

YES, ATTACHED TO PROPERTY.

Property construction:

What year was the property built? 1999

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? YES

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

SHED; WITH PLANNING PERMISSIONS

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 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? No, NOTE IN THE MEYLUCK PARK AND TALBOT WOODS CONSERVATION AREA 1988.

Which boundaries belong to the property?
FACING REAL, LEFT WALL FROM FRONT TO BACK, REAL WALL, AND SMALL WALL AT REAR HANDSIDE.

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 vacate the property?

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

TO BE ADVISED

Is your loft boarded and insulated? *INSULATED AND PART BOARDED*

Are you aware of any spray foam insulation? *NONE*

Is there a loft ladder? *YES*

Received:

- Title plan
- Title Register
- AML

