

NB Hearnes 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 Boiler - Pressurised System - 210l Hot Water Cylinder

Do you have underfloor heating or radiators?

No, Radiators that are Zoned per Area

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, 8.5kW with Hybrid inverter with the capability to add battery storage.

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

EV Charger that can work alongside Solar System.

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?

Boiler is located within the boiler cupboard external access via side entrance, Heating system upgraded 2025

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

Separate Water Tank (Pressurised system)

Fuse box location?

External cupboard to the property alongside boiler & tank.

Gas meter location?

External of property in flush mount meter box

Water and drainage:

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

Water meter, road.

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

N/A - Mains Fed

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?

Boiler Cupboard

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?

Property owned driveway

Is there parking to the property? Please provide information.

Yes, driveway

Is there a garage and where is it located?

No garage

Property construction:

What year was the property built?

1960's (estimation)

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?

N/A

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

The property has undergone a full refurbishment with garage conversion (building regs & signed off) alongside kitchen.

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)

No

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

Left side of property (looking at the property from the road)

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?

South West

Other:

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

No

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

Yes

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

Yes, part boarded and fully insulated.

Are you aware of any spray foam insulation?

None within property

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