

Material Information

51 Winchelsea Avenue Bexleyheath DA7 5HR

Date Completed

July 1, 2024

Disclaimer

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs) necessitate estate and letting agents to provide 'Material Information' so that consumers can make an informed decision when they buy or let a property.

This form has been completed by the Landlord. The Landlord may be the owner or owners, or a representative with the necessary authority to let the property (e.g. executor or attorney). The form should be read as though the questions were being answered by the Landlord.

Under the Consumer Protection Regulations 2008 both the Landlord and agent must disclose anything, within their knowledge, that could affect the transactional decision of the average consumer. This form runs in line with the Consumer Protection Regulations 2008 and as such it has been completed as wholly, truthfully and accurately as possible and in good faith and to the best of the landlord's knowledge. It does not form part of any offer or contract.

If there are any changes which alter the information provided, we will update this form as soon as possible. You should verify all information by inspection or with your solicitor prior to exchanging contracts. Nothing within the material information constitutes a survey or legal advice and it should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities.

Tenant Fees

Holding Deposit (per tenancy) — One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). You will be asked to pay this once the landlord has accepted your offer.

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent.

Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Property Details

Council tax band

E

What type of property are you letting?	House - Semi-detached
Is any part of the property located above or below a commercial premises?	No
When was the property built?	1935
When did you purchase the property?	2014
Does the property contain anything that could impact the ability to insure the property?	No - there are no known concerns
Are there any shared or communal areas or facilities?	No
Does the property have double glazed windows?	Full
Is there a loft?	Yes
Where is the loft access?	Upstairs Landing
Is your loft boarded?	Fully boarded
Is your loft insulated?	Insulated
Is there a ladder fixed into the loft?	Ladder
Looking away from the rear of the property, which fences belong to this property?	Left, Right, Back

Utilities

How is Electricity supplied to the property?	Mains supply
When was the property last rewired?	2014
Where is the fuse board located?	Downstairs Cloakroom
How is Water supplied to the property?	Mains supply
Is the Water supply metered?	Yes
How is sewerage dealt with at the property?	Public Sewer
What is the PRIMARY source of ROOM heating?	Gas central heating - mains
When was the central heating system installed?	2014
What type of boiler does the property have?	Combi boiler
Where is the boiler located?	Kitchen Cupboard
When was the heating system last serviced / maintained?	May 2024

What is the PRIMARY source of WATER heating? Gas - mains

Are there any communal heating or cooling systems at the property? No

Broadband

For an indication of specific speeds, supply and coverage at the property, we recommend visiting the online Ofcom checker.

What type of Broadband connection does the property have? FTTP - Fibre to the property directly

Does the property have a single dedicated broadband supplier where the owner is unable to change their broadband provider? No

Mobile Coverage

For an indication of specific speeds, supply and coverage at the property, we recommend visiting the online Ofcom checker.

Are there any restrictions related to mobile phone signal or coverage at the property? None known

Parking

Is there parking available at the property? Yes

What are the parking arrangements for the property? Private Driveway

Where is the parking located in relation to the property? Front Driveway

Is there any dedicated disabled parking available? No

Does the property have an Electric Vehicle (EV) charging point installed? No

Are there any costs associated with the parking (e.g permits, service charge)? No

Known Building Safety Issues

Is the property affected by a potentially flammable external wall system (including cladding)? No

Is the property affected by the integrity of building materials used in construction (e.g. asbestos)? Not believed to be

Is the property affected by risk of collapse (e.g. damaged roof or structural failures)? Not believed to be

Is there wooden decking present at the property? This could be, but not limited to, garden decking, raised areas, balconies, steps.	Yes
Please provide details about the wooden decking	Garden Decking to the rear of the property
Is the property affected by lack of Emergency lighting where required?	No
Is the property affected by Insufficient fire/smoke alarm systems	No
Has spray foam insulation been installed at the property?	No
Has the property ever been subject to subsidence or structural faults?	No
Is the property of standard construction?	Standard Construction
Are there any other known building safety issues?	No
Have there been any structural alterations, extensions, significant repairs or renewals to the property? (e.g loft or garage conversions, removal of internal walls/chimneys, installation of rolled steel joists (RSJ) or change of use).	No

Restrictions

We recommend instructing your solicitor to check the title register to provide you guidance on any restrictive covenants, easements and rights.

Is the property on a private road?	No
Is the property in a conservation area?	No
Is the property a listed building?	No
Is the property affected by a tree preservation order?	No
Is the property subject to any restrictions on permitted development such as Article 4 restrictions on change of use?	None known
Is the Property subject to any Restrictive Covenants or lease restrictions?	No

Rights and Easements

We recommend instructing your solicitor to check the title register to provide you guidance on any restrictive covenants, easements and rights.

Is your Property subject to any of the following Public rights of way – Footpaths?	No
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Is your Property subject to any of the following Public rights of way – Restricted byways ?

No

Is your Property subject to any of the following Public rights of way – Bridleways

No

Is your Property subject to any of the following Public rights of way – Byways open to all traffic

No

Is the Property subject to any rights or easements that could impact a buyer's general use of the property/land?

No

Is your Property subject to any Easements (Rights) in favour of someone else. Examples would be rights of way; access for maintenance/repairs etc.

No

Flood Risk

Are there any flooding or sea defences at the Property?

No

Are there any known issues with obtaining insurance products for the Property due to Flood risks?

No

Has the property been flooded within the past five years?

No

Coastal Erosion Risk

Is there a known risk of coastal erosion affecting the Property or its boundary?

No

Is the Property subject to any costs for maintenance or repair of any sea defences?

No

Planning Permission or proposal for development

We recommend visiting the relevant local authority website for updates on planning applications and larger developments.

Are you aware of any planning permission or proposal for development, construction or change of use that will affect the Property or its immediate locality including any obstructions to views?

Yes

Please provide details on planning permission or proposal for development, construction or change of use that will affect the Property or its immediate locality

Article 4 Direction restricting change of use

Property accessibility/adaptations

Have there been any adaptations to the Property to provide easier access to and within the Property? No

Coalfield and Mining areas

Is the Property known to be on a coalfield or directly impacted by the effect of any other mining activity? No

Are there any other issues related to the local environment that a potential buyer should be aware of, including issues related to radon gas, quarrying or fracking, that affect the property? No

Other

Are you aware of anything else that could impact the enjoyment, entail unexpected charges, or affect the general use of the property? No

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agent
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