

Property Viewing Plan

Property Address: 97 Harpenden Dr.



ABOUT THE HOUSE	
Year Built	1985
Tenure	Freehold / Leasehold / Commonhold
Lease Details	Length of lease: Ground Rent Service Charge Utilities included?
Chain or vacant possession?	Chain
Council Tax band inc monthly payment?	A
Subject to green deal improvements?	-
Listed building / conservation area?	-
Private or adopted road	-
Property affected by any restrictions or charges?	-
Any shared communal areas of facilities	-
Any planning applications or permissions granted on this house or surrounding it?	-
Any current proposals or disputes affecting the property?	-
All services mains operated?	-
Any services currently disconnected?	-
Covered by NHBC or similar warranty?	-
Average utility bills for gas, water, electric?	£75.
INSIDE THE HOUSE	
Is there an alarm / CCTV?	No
Age, location and type of boiler?	Kitchen 2011
Last gas safety / boiler service?	-
Age of windows?	20
Last rewire / electrical certificate?	7
Any other guarantees / warranties? DPC/roof/Fensa?	
Meters – prepayment and/or water meter?	Normal
Status of loft – boarded, light. Power?	Boarded
Aspect of garden? eg south facing	Sunny
Parking arrangements / permits?	
Fixtures and fittings staying?	everything stays
What is the properties USP? – what does this house have that the others don't?	not overlooked - protects car
ABOUT THE AREA	
Information regarding neighbours?	lovely
Info regarding local area – schools, transport, shops etc?	Downville primary