### Law Society Fittings and Contents Form (3rd edition)

### Heniarth Gate Cottage Address of the property Llangyniew Welshpool Postcode S Y 2 1 0 J R Full names of the seller Sam James Stewart Redford Elena Marilyn Bell Alex May Sylvia Redford Tom Peter Bell-Hepworth Seller's solicitor Gilbert Davies & Partners Limited Name of solicitor's firm Address 18 Severn Street Welshpool SY21 7AD nerys.jones@gilbert-davies.com Email B10278-0004 Reference number **About this form** The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller. It is important that sellers and buyers check the information in this form carefully. **Definitions** • 'Seller' means all sellers together where the property is owned by more than one person.





by more than one person.

'Buyer' means all buyers together where the property is being bought

## Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None').

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

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	Included	Excluded	None	Price	Comments
Boiler/immersion heater	Q				
Radiators/wall heaters	Q				
Night-storage heaters			0		
Free-standing heaters			Ø		
Gas fires (with surround)			d		
Electric fires (with surround)			d		mateminada
Light switches	Ø				
Roof insulation	Ø				
Window fittings	<b>S</b>				
Window shutters/grilles					
Internal door fittings	Q				
External door fittings					
Doorbell/chime					

	1	ncluded	Excluded	None	Pric	:e	Comments
Electric sockets				0			and the
Burglar alarm				Ø			t paulit uswards
Other items (please specify)							nichiiki new chie
							lueu mnondre.E
							808
							nani sistrost
							(IBLISWO)
2 Kitchen							
Note: In this section please a	also inc	licate wh	nether the	item is	fitted or	r freestanding	
tote. In this section please a	AISO IIIC		iouioi uit	110111113	muou Ol	neestanding	j•
	Fitted	Free- standing	Included	Excluded	None	Price	Comments
Hob					Ø		
Hob Extractor hood					Q		
Extractor hood					1		
			0		d		Maria 1014
Extractor hood  Oven/grill  Cooker					0		
Extractor hood  Oven/grill  Cooker  Microwave					6		
Extractor hood  Oven/grill  Cooker  Microwave  Refrigerator/fridge-freezer					8		
Extractor hood  Oven/grill							
Extractor hood  Oven/grill  Cooker  Microwave  Refrigerator/fridge-freezer  Freezer							
Extractor hood  Oven/grill  Cooker  Microwave  Refrigerator/fridge-freezer  Freezer  Dishwasher							
Extractor hood  Oven/grill  Cooker  Microwave  Refrigerator/fridge-freezer  Freezer  Dishwasher  Tumble-dryer  Washing machine					A S S S S S S S S S S S S S S S S S S S		
Extractor hood  Oven/grill  Cooker  Microwave  Refrigerator/fridge-freezer  Freezer  Dishwasher  Tumble-dryer					A S S S S S S S S S S S S S S S S S S S		
Extractor hood  Oven/grill  Cooker  Microwave  Refrigerator/fridge-freezer  Freezer  Dishwasher  Tumble-dryer  Washing machine					A S S S S S S S S S S S S S S S S S S S		

and a community of the	Included	Excluded	None	Price	Comments
Bath	Ø				
Shower fitting for bath	Ø				
Shower curtain					and its event certific
Bathroom cabinet					
Taps					
Separate shower and fittings	Ø				
Towel rail	Ø				
Soap/toothbrush holders			Ø		
Toilet roll holders	Q				
Bathroom mirror			d		

#### 4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	d				The MagneyO
Living room					galago
Dining room					- gveskgrajM
Kitchen					n uhficus opvis A
Bedroom 1	Ø				- 380,081
Bedroom 2	Ø				Hijdan iyi atti
Bedroom 3					Tumple-blyes
Other rooms (please specify)		28			
	; 0				
					C 1800

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing	Ø				
Living room	Ø				
Dining room	V				
Kitchen					
Bedroom 1	U				
Bedroom 2					
Bedroom 3					
Other rooms (please specify)					
Curtains/blinds					
Hall, stairs and landing	Ø				
Living room					
Dining room	d				
Kitchen	Ø				
Bedroom 1					
Bedroom 2					
Bedroom 3					
Other rooms (please specify)					

**Note:** If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing					
Living room	V				
Dining room					
Kitchen	Ø				
Bedroom 1					7 - 10 - 10 - 10 - 10 - 10 - 10 - 10 - 1
Bedroom 2	<b>V</b>				
Bedroom 3					
Other rooms (please specify)					

#### 7 Fitted weite

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	Ø				
Living room					
Dining room					
Kitchen					
Bedroom 1	Ø				
Bedroom 2					~
Bedroom 3					

Fitted	Units	(60)	

	Included	Excluded	None	Price	Comments
Other rooms (please specify)					
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					hines ome B
					riab abilistissi.

# 8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	Ø				- Bridge
Garden ornaments	Ø				Liquatied Petralougu
Trees, plants, shrubs	V				
Barbecue			Ø		
Dustbins	Q				
Garden shed	A				
Greenhouse			Ø		
Outdoor heater			V		
Outside lights	Q				
Water butt	Q				
Clothes line	d				
Rotary line			Ø		
Other items (please specify)					and its
II (7),)					
221 11 1 12 12- 1					

Minister 2011	Included	Excluded	None	Price	Comments
Telephone receivers					weeks ander rent
Television aerial					
Radio aerial			d		Para Na W
Satellite dish			4		
0 04-1-55					
0 Stock of fuel					
	Included	Excluded	None	Price	Comments
Oil			0		
Wood			D		estarmannos (S
Liquefied Petroleum Gas (LPG)			A		alnémento nación
1 Other items					71776
1 Other items		Included	Excluded	Price	Comments
1 Other items		Included	Excluded	Price	Comments
1 Other items		Included	Excluded	Price (	Comments
Other items		Included	Excluded	Price (	Comments
1 Other items		Included	Excluded	Price (	Comments
Other items		Included	Excluded	Price (	Comments
11 Other items		Included	Excluded	Price (	Comments
		Included	Excluded		
Signed: 18		Included	Excluded		
Signed:  Signed:  Signed: Alexandre Signed: Alex		Included	Excluded		06/05/24 09:05.24

The Law Society is the representative body for solicitors in England and Wales.