Law Society Fittings and Contents Form (3rd edition)

Address of the property

MAENLLWYD ISAF ABERMULE MONTGOMERY POWYS

Postcode SY15 6NW

Full names of the seller

Mark Edworthy, Joseph William Parker and Bennett Wright Thistlethwaite as the Personal Representatives of the Late Mrs. Gillian Mary Mesaa Bandres.

Seller's solicitor

Name of solicitor's firm

Emrys Jones & Co.

Address

8 Broad Street Welshpool Powys SY21 7RZ

Email

staff@emrysjones.co.uk

Reference number

BWT/36898

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.
- 'Buyer' means all buyers together where the property is being bought by more than one person.





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.

Basic fittings

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	V				and the second s
Radiators/wall heaters					1254 35 145 LV 1 1 2 T 15 C 125 C 125 C 125 C
Night-storage heaters			V		19 1 19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Free-standing heaters			V		NO. C. 100 CO. C. 100
Gas fires (with surround)			V		200 kg
Electric fires (with surround)		1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	V		
Light switches	V				
Roof insulation	V				
Window fittings	V				The second section of the sectio
Window shutters/grilles			V		
Internal door fittings	V				
External door fittings	V				
Doorbell/chime				- 1000-00450 pps 4(1000) 0055	

			4 a 1 a 1 a 1 a 1 a 1 a 1 a 1 a 1 a 1 a
4	Basic	fittings	(continued)
	Charles & Charles Land	Washington to the second	A TOTAL PROPERTY AND A SECOND

	Included	Excluded	None	Price	Comments
Electric sockets	V			and the second second second	
Burglar alarm					
Other items (please specify)					a state of the Arministra
CCTV CAMERA					T.B.C.
				1988	
1					100 mm 10

Kitchen

Note: In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free-	Included	Excluded	None	Price	Comments
Hob			V				AGA
Extractor hood	П						
Oven/grill	П						AGA
Cooker	П		П				9% Eg
Microwave				V			
Refrigerator/fridge-freezer				V			
Freezer							
Dishwasher				V			
Tumble-dryer					4		
Washing machine	(N - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -			V			The second secon
Other items (please specify)						
THE GOKER IS							FITTED
AN AGA, OIL							
FIRED							
1 1130							

TO SECURITY OF THE PARTY OF THE	
3	Bathroom

	Included	Excluded	None	Price	Comments
Bath	V			STATE OF THE SHARE	
Shower fitting for bath		Ver	V	The second secon	J. 100 100 100 100 100 100 100 100 100 10
Shower curtain		W	V		Species was in the contact of the co
Bathroom cabinet		V			
Taps					
Separate shower and fittings	V				
Towel rail	V				31 75 150
Soap/toothbrush holders		V			
Toilet roll holders			V		(C)
Bathroom mirror				ENTROPIE	

THE CONTRACTOR	
4	Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	V				
Living room	V			Grant Company	
Dining room	V			dan en emanare	
Kitchen					
Bedroom 1	V				
Bedroom 2	7				
Bedroom 3					
Other rooms (please specify)					
BOWDOIR					and the second s
- 100000 III					

	Included	Excluded	None	Price	Comments
urtain rails/poles/pelmets					FRONT HALL CURTAIN
lall, stairs and landing		V 4	V	130	EXCHOED! NONE ON
iving room		V			3.4.5-12.5-12.5-12.5-12.5-12.5-12.5-12.5-12
Dining room		V		15 - 11 2 m - 2 1	\$ 1 may 1/2 1 may
Kitchen					
Bedroom 1					
Bedroom 2					
Bedroom 3					
Other rooms (please specify)			Part of the second		
BOUDOIR					
			2 d M		E
Curtains/blinds					
Hall, stairs and landing			a V		SEE ABOVE -
Living room				100	
Dining room					
Kitchen			V		24 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -
Bedroom 1					3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
Bedroom 2					
Bedroom 3					
Other rooms (please specify)		e de la companya de la la companya de la la companya de la company	in a section in the		
Boudoir					CONTROL OF THE PROPERTY OF THE
000000					
	46				1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1
	6 pt 19 40	ng of articles			

Light fittings

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		V			
Living room			V	DESTRUCTION OF CONTRACT	eta periodo de la companya della companya della companya de la companya della com
Dining room			V		and the same of the second second by the second of the second second second
Kitchen	V				
Bedroom 1			V		
Bedroom 2			V		
Bedroom 3			0		
Other rooms (please specify)		大のない かい 年数 6			
BOUDOIR			回		V-1-2-1
					The state of the s
	22				

Fitted units

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

	Included	Excluded	None	Price	Comments
Hall, stairs and landing					
Living room					
Dining room					
Kitchen	V				1
Bedroom 1	V				2. Standard Control Co
Bedroom 2					
Bedroom 3					

A CONTRACTOR OF THE PARTY OF TH			Decree Son and
7	Fitted	units	(continued

	Included	Excluded	None	Price	Comments
Other rooms (please specify)				en e o c'hamendel Si di livi	and the second s
BOUDOIR		V		Para Color Color Color Color Color	Control of the contro
	201 A 2 A 2 A 2 A 2 A 2 A 2 A 2 A 2 A 2 A		A PARTIES E		

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture		V			William (1969)
Garden ornaments					TBC
Trees, plants, shrubs	V				
Barbecue		V			
Dustbins		V			
Garden shed				14 - 14	
Greenhouse	V				
Outdoor heater					
Outside lights	V				
Water butt	V				They was a series
Clothes line					
Rotary line		V			
Other items (please specify)					a read to the second
STICK HOUSE	Y				
LITTLE BARN	U				
" HEN HOUSE					
				20 a 10 a	The state of the s

	Included	Excluded	None	Price	Comments
Telephone receivers	\checkmark			905 (7.5 kg) (7.3 kg) (7.3 kg)	
Television aerial					
Radio aerial					UNSURE
Satellite dish					TBC
10 Stock of fuel	Included			Price	Comments
Oil	V		Щ		10 BE
Wood					EVALUATED.
Liquefied Petroleum Gas (LPG) 11 Other items		Included	Evaluda	d Price	
		Included	I Exclude	d Price	SACKS SMOKE
		Included		d Price	
Liquefied Petroleum Gas (LPG) 11 Other items		Included		d Price	
		Included		ed Price	Comments

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