Law Society Fittings and Contents Form (3rd edition)

Address of the property

BRYNTIRION NORTH ROAD LLANYMYNECH POWYS

Postcode **S422**62

Full names of the seller

christine Lynn Noris

Seller's solicitor

Name of solicitor's firm

Milwyn Jenkins

Address

Clanford House 1 seven square Newtown Pan

5416 2AG

Email

aevans@milwyn-jenkins · co · uk

Reference number

AE | EE | CON5250 (NOI5)

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.



Page 1 of 8

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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.

Basileriitiines included Excluded None Boiler/immersion heater Radiators/wall heaters Night-storage heaters Free-standing heaters Gas fires (with surround) Electric fires (with surround) Light switches Roof insulation Window fittings Window shutters/grilles Internal door fittings External door fittings Doorbell/chime

1 Basic fittings (continued					de de distr
	Included Exc	luded None	Price	Comment	
Electric sockets	e e				
Burglar alarm					
Other items (please specify)		a sa gallada da. Basa (a da da da)	e di papier e la ciu. La la seu dalcia di	ng 2000-90 galas. Ng pagasakan	
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Note: In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free- standing	Included 1	Excluded	None	Price	Comments	
Hob	Ø	Ø		Ö				1455 01010
Extractor hood	О				Z			
Oven/grill	Ø	Ø		O				1910029111017
Cooker		abla	2					(2000)
Microwave								
Refrigerator/fridge-freezer	O	₫	Ø					an and an
Freezer	O.	Ø	ARM V	U				
Dishwasher	Ø	Ö.						rate areas
Tumble-dryer		iQ.						*********
Washing machine		Ø.	and the	Ø				
Other items (please specify,		n Shanin Inggan						
		O	Ö					1014109000



	Included	Excluded	None	Price	Comments
Bath	ď				
Shower fitting for bath	ď	10A	IDI		
Shower curtain	Z		Ö		
Bathroom cabinet		NON	Ø		
Taps					
Separate shower and fittings					
Towel rail	ď				
Soap/toothbrush holders					
Toilet roll holders			Ø		
Bathroom mirror			Ø		

	Included	Excluded	None	Price	Comments:
Hall, stairs and landing					
Living room	ď				
Dining room	ID.		IC		
Kitchen			Ø		
Bedroom 1	Ø,				
Bedroom 2	V				
Bedroom 3	ď	lioit			
Other rooms (please specify)					
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		Ö	o de la casa de Origina de la casa de La casa de la casa de		PER

5 Curtains and curtain rails

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Included	Excluded	None	Price	Comments	
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	O.			A MARKET NEW YORK OF THE PARK	
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	d				

6 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	Моле	Price	Comments
Hall, stairs and landing	Z,	Jenfajaj Jeja Suljo ilijaja Suljo ilijaja			
Living room	ď		9.		3 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
Dining room	1				
Kitchen	Ø	llou	O		
Bedroom 1	Ø				The state of the s
Bedroom 2	2		Ó		
Bedroom 3	\mathcal{A}		Ö		
Other rooms (please specify)					
	Ö				
		Ô			MATERIAL BAT GENERAL PARENTE AND REPORT OF THE PROPERTY OF THE

Fitted units

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			0		
Dining room			\mathcal{A}		
Kitchen	ď				
Bedroom 1		Hon	Φ1		
Bedroom 2			Ø,		
Bedroom 3			ď		

7 Fitted units (continued)		
	Included Excluded None Price	Comments
Other rooms (please specify)	n en	

	Included	Excluded	None	Price	Comments
Garden furniture	Ö				
Garden ornaments		#di	ď)	
Trees, plants, shrubs	Ø		. 0		
Barbecue	161	MON.	194		
Dustbins	a'	l Ö		i de de la composition della c	
Garden shed	i Ö.		ď		
Greenhouse			Qr.		
Outdoor heater		i Oil	8		TOTAL DE LA COLLEGA CO
Outside lights			Ø		
Water butt	lol		ď		
Clothes line	\mathcal{A}		Ö		
Rotary line			₫		
Other Items (please specify)					
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		i del			
	b				



9 Television and telephon	e	
	Included Excluded None Price	s Comments
Telephone receivers		
Television aerial		
Radio aerial		
Satellite dish		
10 Stock of fuel		
	included Excluded None Price	e Comments
Oil		
Wood		
Liquefied Petroleum Gas (LPG)		
sona bon unundermonnan hibriolist de 40 4 Millionistica un selectro de 11 Millionistica de 11 Millionistic		
11 Other items		
	Included Excluded Pric	e Comments
Signed: C. L. Nomo		Dated: 27/01/2025
Signed:		Dated:
Each seller should sign this form.		

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