

Material Information Questionnaire

LandmarkAgent.

- **Property Address**

16 Hermosa Rd, Teignmouth, DEVON TQ14 9JZ

When did the seller/landlord purchase the property?

October 2015

Part A - Information that is always considered material for all properties regardless of location.

- **Council Tax Band**
Band C
- **Is the title to the property registered at HM Land Registry?**
Yes
- **Tenure**
Freehold
- **Are there any managed common areas such as car parks, gardens, staircases, lobby, reception etc where fees are payable?**
No
- **Is the Property affected by Flying or Creeping Freeholds?**
Yes
- **Please provide details**
A very small percentage of my property goes over St Helens cottage, probably 5% or less.

Part B – Information relevant to type of property, services connected and additional costs



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Part C – Items of consideration, specific to the property/area



For any answers that need clarification, it is recommended to seek guidance from a qualified professional.

Declaration by the seller of the property

Material Information Questionnaire

About this form

This form has been completed by the seller. The seller may be the owner or owners, or a representative with the necessary authority to sell the property (e.g. an Executor or Attorney) or selling in some other capacity. The form should be completed and read as though the questions were being answered by the owner.

This form falls under the requirement of Consumer Protection Regulations 2008. The information has been supplied by the seller to the best of their knowledge. Under the Consumer Protection Regulations 2008 both the seller and agent must disclose anything, within their knowledge, that would affect the transactional decision of the average consumer.

The purpose of this form is to help sellers and agents to understand the types of details that must be disclosed should they be known. This form however should not be considered exhaustive.

It is recommended that you seek the advice of a qualified professional for the interpretation of any matters identified.