

# Ashington Page

PROPERTY ADDRESS:5 Yew Tree Close,HP9 2DX DATE: 9<sup>th</sup> January 2024

DETAILS		
PART A		
EPC		C
Price		£580,000
Tenure*		Freehold
Council Tax Band		D
PART B		
Property Type		End Terrace
Materials used in property construction		Standard
Number of bedrooms		3
Utilities	Electricity supply	British Gas
	Heating	British Gas
	Water supply	Affinity
	Broadband provider	Sky
	Mobile signal/coverage	75.1 mbps
Parking		On Street Parking/garage

\*include any details of inescapable costs such as service charges, ground rents, estate rent charges etc.

PART C		
Building Safety	Unsafe cladding	No
	Asbestos	No
	Risk of collapse	No
	At risk wooden decking	No
	Tall building	No
Restrictions/Rights	Listed building	No
	Lease restrictions	No
	Development Restrictions	No
	Covenants	No

	Restriction to title	Restrictions apply
	Rights and Easements	No
Planning and proposals for development		No
Flood risk		Low risk (surface water)
Accessibility/adaptations		No

## References

Broadband basics: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

Mobile and broadband checker: <https://checker.ofcom.org.uk/>