

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: CAMPFORD HO 0x26 6x8

Client: [REDACTED]

Date: 12-1-24

As required by Trading Standards

Material Information:

Title: Freehold Freehold with Fees
Leasehold / Leasehold with Commonly held Freehold Share / Leasehold with reciprocating freehold titles (in the case of pairs of maisonettes).
(ring the appropriate answer(s))

Is the property listed or in a conservation area? Yes No

E.P.C. Does the property have an in-date Energy Performance Certificate? Yes No.
On the register / Out of date / Needs renewing / Never had an EPC.
(ring the appropriate answer(s))

Council Tax: Band: E Amount per annum: £ _____ Council: _____

Asking Price: £ 699,950 Tag Line: _____

Construction: Standard / Prefabricated / Steel Frame / Timber / Other Non-Standard
(ring the appropriate answer(s))

Mains Supplies: Electricity Yes / No
Water Yes / No
Waste-Water Sewerage Yes / No
Mains Gas: Yes / No
Telephone: Yes / No
Broadband Yes / No

Broadband: Fibre to the property / Fibre to the cabinet / Copper wire / Dish to Mast / None
Speed: Standard (10-11 Mbps) / Superfast (24Mbps to 300 Mbps) / Ultrafast (above 300 Mbps)
Current Supplier: UTILITY WAREHOUSE
(ring the appropriate answer(s)) 70.10

Heating Type: Mains Gas to radiators / Mains Gas to warm air / Mains Electricity to storage heaters /
Plug-in electric radiators / Oil / LPG / Wood Burner / Solid Fuel
Ground Source Heat Pump / Air Source Heat Pump / Electricity from Solar Panels
(ring the appropriate answer(s))

If Gas: Has the heating/hob/fire been serviced in the past 10 months? Yes / No

Do you have documentary evidence to support this in the form of an invoice/service record/landlord's gas safety certificate? Yes / No With SO

If Stove: If you have a wood-burner/multifuel stove, do you have a HETAS certificate? Yes / No

Electrics: Do you have an in-date Electrical Safety Inspection Report? Yes No

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PROPERTY: CHALFONT HO 0x26 6x3

Client: [REDACTED]

Date: 12-1-24

Parking: On-the-Plot: No. of spaces including inside any garage: 2+4=6 Garage / Driveway / Off-Road

Off-the-Plot: No. of spaces including inside any garage: _____ Garage-in-Block / Driveway / Allocated Space(s) / Off Road / Communal /: _____

Does the property come with a private electrical car charging point? Yes / No

Issues: Are there any issues from a health and safety perspective? Yes No
(e.g. Radon Gas, Asbestos, Penetrating or rising damp or condensation, Wet or dry rot, Electrical, Gas, Sewerage or drainage, Animal or plant infestation or nesting, Trees or plants, Subsidence or heave, Roofing or guttering, Glazing & doors) or other: _____

Rights etc.: Are there any Rights, Restrictions, Covenants or Wayleaves within the title or, which the property is affected by? Yes No Details:

Parking access rights in our favour.

Flooding: Has the property been exposed to flooding in the past 5 years or has insurance ever been refused on grounds of flood risk? Yes / No

Disabled Access: Does the property have any provisions for disabled or limited mobility access? Yes / No

Planning: Are there any outstanding planning applications for the property? Yes / No

Has any planning application been refused? Yes / No

Declaration:

I declare that I am the lawful owner of this property and to the best of my knowledge the information I have given here is accurate.

Signed: [REDACTED]

Print: [REDACTED]

Date: 12.01.2024