

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: 25 Grafton Road Bicester OX26 1HA  
Client: [REDACTED]  
Date: 18/01/24

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On the register / Out of date / Needs renewing / Never had an EPC.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: F Amount per annum: £ \_\_\_\_\_ Council: Cherwell

Asking Price: £ 600,000 Tag Line: 2

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: \_\_\_\_\_  
(ring the appropriate answer(s))

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 1st week of Feb for update.

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: \_\_\_\_\_

Client: \_\_\_\_\_

Date: \_\_\_\_\_

Parking: On-the-Plot: No. of spaces including inside any garage: 2 <sup>↑</sup> Garage / Driveway / Off-Road

*Parking Spaces*

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: \_\_\_\_\_

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: \_\_\_\_\_

Print: \_\_\_\_\_

Date: 18/01/24