

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: 4 THOMAS CLOSE BYFIELD NORTHANTS NN11 6XR

As required by Trading Standards

## Material Information:

For Freehold  
Titles only:

Freehold without fees

Is there a management company? No

Help to Buy:

Is the property owned on the government Help to Buy scheme? No

Shared

Ownership:

Is the property owned under shared ownership? Yes / No

Conservation  
Area:

Is the property listed or in a conservation area? 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On the register / Out of date / Needs renewing/ Never had an EPC.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: D Amount per annum: £ 1,988.00 Council: West Northamptonshire

Asking Price:

£425,000 Tag Line: N/A

PROPERTY: 4 Thomas Close, Byfield, Northants NN11 6XR

Construction:

Standard

*(ring the appropriate answer(s))*

Mains Supplies:

Electricity	Yes
Water	Yes
Waste-Water Sewerage	Yes - If no is there a Septic Tank? No
Mains Gas:	Yes - If no is there LPG No
Telephone:	Yes
Broadband	Yes

Broadband:

Fibre to the cabinet ( just installed)

Speed:

Superfast (24Mbps to 300 Mbps)

Current Supplier: WAS CHESS now Disconnected

*(ring the appropriate answer(s))*

Heating Type:

Mains Gas to radiators

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- If Gas:** Has the heating/hob/fire been serviced in the past 10 months? **Yes**  
Do you have documentary evidence to support this in the form of an invoice/service record/landlord's gas safety certificate? **Yes**
- If Stove:** **No Stove**
- Electricies:** Do you have an in-date Electrical Safety Inspection Report? **No**
- Solar Panels:** Does the property have solar panels? **No**
- Loft Conversion:** Has the property had a loft conversion? **Yes**  
If yes, has it been signed off with a building control completion certificate? **No**
- Spray Foam:** Have the loft rafters been sprayed with expanding foam insulation ? **No**
- Conservatory:** Does the property have a conservatory? **Yes**  
If yes, do you have planning permission for it? **No**  
If it didn't require planning, did you get a letter confirming this from the council? **TBC**  
Was the original builder developer's consent required? **TBC**  
If yes, do you have it? **Yes / No**  
  
What roof construction does the conservatory have? **Plastic polycarbonate sandwich**
- Flat Roof:** Does the property have a flat roof ? **Yes**  
Does the flat roof account for more than 1/3 of the total roof space? **No**
- Thatched:** Does the property have a thatched roof ? **No**
- Parking:** On-the-Plot: No. of spaces including inside any garage:**3 on Driveway and Carport**  
Off-the-Plot: No. of spaces:**0**  
  
Does the property come with a private electrical car charging point? **No**
- Issues:** Are there any issues from a health and safety perspective? **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 **None that are known**
- Rights etc.:** Are there any Rights, Restrictions, Covenants or Wayleaves within the title or, which the property is affected by? **TBC**
- Flooding:** Has the property been exposed to flooding in the past 5 years or has insurance ever been refused on grounds of flood risk? **No.**

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

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

Has any planning application been refused? 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:  (Executor) Print:   
Date: 20/01/2024