

BARTON FLEMING

PROPERTY: 88 Spruce Drive, Bicester OX26 3YN

As required by Trading Standards

Material Information:

**For Freehold
Titles only:**

Freehold without fees or Freehold with fees

Is there a management company? Yes No

If so, who is the management company? _____

If so, what are the management charges? _____

How often are charges paid? _____

**For Leasehold
Titles only:**

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

Who is the freeholder? _____

What is the Start date of the lease? _____

How long is the term of the lease? _____

How much is the Ground Rent? £ _____ and when is it payable? _____

When is the ground rent reviewed? _____ and by how much? _____

Who is the management company? _____

What are the management fees? _____

How often are charges paid? _____

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

If yes, who is the other party? _____

**Conservation
Area:**

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On the register / Out of date / Needs renewing / Never had an EPC.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: B Amount per annum: £ 1850.74 Council: Cherwell

Asking Price:

£ 269,950 Tag Line: guide price

BARTON FLEMING

PROPERTY: 88 Spruce Drive, Bicester OX26 3YN

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 - If no is there a Septic Tank? Yes / No
Mains Gas: Yes / No - If no is there LPG 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: Virgin
(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
heating was serviced in Jan 2023
Do you have documentary evidence to support this in the form of an invoice/service record/landlord's gas safety certificate? Yes No

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
the last one was done in Jan 2023

Solar Panels: Does the property have solar panels? Yes No
If yes, are they owned by you or rented? Owned outright / Rented with air space lease

Loft Conversion: Has the property had a loft conversion? Yes No
If yes, has it been signed off with a building control completion certificate? Yes / No

Spray Foam: Have the loft rafters been sprayed with expanding foam insulation? Yes No

Conservatory: Does the property have a conservatory? Yes No
If yes, do you have planning permission for it? Yes / No
If it didn't require planning, did you get a letter confirming this from the council? Yes / No
Was the original builder developer's consent required? Yes / No
If yes, do you have it? Yes / No

What roof construction does the conservatory have? (ring the appropriate answer(s) below)

Plastic polycarbonate sandwich / Double-glazed Glass / Solid Roof with a ceiling

BARTON FLEMING

PROPERTY: 88 Spruce Drive, Bicester OX26 3YN

Flat Roof: Does the property have a flat roof? Yes / No
Does the flat roof account for more than 1/3 of the total roof space? Yes / No

Thatched: Does the property have a thatched roof? Yes / No

Parking: On-the-Plot: No. of spaces including inside any garage: ___ Garage / Driveway / Off-Road

Off-the-Plot: No. of spaces including inside any garage: ___ Garage-in-Block / Driveway /
Allocated Space(s) / Off Road / Communal /: 2

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

in Dec 2022 the pipes in the loft disconnected and the house was flooded. The house was dried out. There were no molds. The pipes connection in the loft was replaced.

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