

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: 44 MURBOROUGH DRIVE, SOUTHWOOD, BRISTOL BS26 3FY

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 Standard (10-11 Mbps) / Superfast (24Mbps to 300 Mbps) / Ultrafast (above 300 Mbps) UNKNOWN, Current Supplier: BT (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

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

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

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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 /: _____

1 x large car
2 x small cars

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