

PROPERTY: 4 Somerton Road

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 / Leasehold 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On the register / Out of date / Needs renewing/ Never had an EPC.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)) **~£2,090**

**Council Tax:** Band: **C** Amount per annum: £ \_\_\_\_\_ Council: **Chowell**

**Asking Price:** £ **240k** Tag Line: \_\_\_\_\_

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: 4 SOMERTON ROAD

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

*I honestly don't know My Tenants have had BB but there is no current supplier*

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

*I think though BF*

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

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

*There is a woodburner but was installed before*

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

*I bought the house + I don't seem to have a HETAS certificate for this*

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

Not really spaces  
→ just on road

**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 /: \_\_\_\_\_

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: \_\_\_\_\_

The house has been damp-proofed  
by the previous owner

**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