BARTON FLEMING

PROPERTY:

164 Whitelords Way Broster

As required by Trading Standards

Material Information:

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?		
	Now often are charges parts.		
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 Bent? £ and when is it payable? 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? $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$		
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 / Ne. On the register Out of date / Needs renewing/ Never had an EPC. (ring the appropriate answer(s))		
Council Tax:	Band: E Amount per annum: £ 2908 Council: CHERISELL.		
Asking Price:	£ 625,000 Tag Line:		

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PROPERTY:	164 Whiteles	Way Bicasta		
Construction: Standard Prefabricated / Steel Frame / Timber / Other Non-Standard (ring the appropriate answer(s))				
Mains Supplies:	Electricity Water Waste-Water Sewerage Mains Gas: Telephone: Broadband	Yes / No Yes		
Broadband: Speed:	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) Current Supplier:			
Heating Type:	Plug-in electric radiators / Oil / LP	s to warm air / Mains Electricity to storage heaters / FG / Wood Burner / Solid Fuel ource Heat Pump / Electricity from Solar Panels		
If Gas:	Do you have documentary evidence	ticed in the past 10 months? Yes / No te to support this in the form of an invoice/service cate? Yes/No — collected /		
If Stove:	If you have a wood-burner/multifu	nel stove, do you have a HETAS certificate? Yes No. , N/A		
Electrics:	Do you have an in-date Electrical	Safety Inspection Report? Yes No accounts.		
Solar Panels:	Does the property have solar pane If yes, are they owned by you or re			
Loft Conversion:	Has the property had a loft conver If yes, has it been signed off with a	sion? Yes No 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 conserva If yes, do you have planning perm If it didn't require planning, did yo Was the original builder developer If yes, do you have it? Yes / No	ission for jt? Yes / No ou get a letter confirming this from the council? 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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PROPERTY:	164 Whitalands Way, Bicoster		
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: 3 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:		
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 Acces	ss: Does the property have any provisions for disabled or limited mobility access? Yes / No		
Planning:	Are there any outstanding planning applications for the property? Yet No		
	Has any planning application been refused? Yes No		