BARTON FLEMING

PROPERTY:

28 TORNPIKE RD

As required by Trading Standards

Material Information:

For Freehold	
Titles only:	Freehold without fees of Freehold with fees
	Is there a management company? Yes/No
	16
	If so, what are the management charges?
	How often are charges paid?
	Tron orientare charges para.
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 Chart day of the large
	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?
	and by now much:
	Who is the management company?
	What are the management fees?
	How often are charges paid?
	N.0
Help to Buy:	Is the property owned on the government Help to Buy scheme? $N\mathcal{O}$
Chanad	
Shared Ownership:	Is the managery expend and an abound expended by Vac (Na)
Ownership:	Is the property owned under shared ownership? Yes No.
	11 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	On the register / Out of date / Needs renewing/ Never had an EPC.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 Toy	Don'd. Amount was assumed Councilla
Council Tax:	Band: Amount per annum: £ Council:
Asking Price:	£ 325000 _{Tag Line:}
	105 2000

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PROPERTY:	28 TORNPIKE RD
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 PART OF ESTATE FEE Yes No If no is there a Septic Tank? Yes / No Yes No - If no is there LPG Yes / No Yes No Yes No
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: (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 WILL DO IT 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 ROOF
Spray Foam:	Has the property had a loft conversion? Yes No If yes, has it been signed off with a building control completion certificate? Yes / No Have the loft rafters been sprayed with expanding foam insulation? Yes No RELAND
Conservatory:	Does the property have a conservatory? Yet / 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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INDEPENDENT ESTATE AGENTS

PROPERTY:	28 TURNPIKERD
Flat Roof:	Does the property have a flat roof? Ye 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
	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: Pefe to dead.
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	s: Does the property have any provisions for disabled or limited mobility access? Yes
Planning:	Are there any outstanding planning applications for the property? Yes/No
	Has any planning application been refused? Yes/No