

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: 13 THOMPSON DRIVE, CAVERSFIELD OX27 8FA

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? STRATTON FIELDS MANAGEMENT LTD

If so, what are the management charges? £120 PER ANNUM

How often are charges paid? £10 PER MONTH DIRECT DEBIT

** see info provided **

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On the register / Out of date / Needs renewing / Never had an EPC.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))

** BARTON FLEMING *
ARRANGING
THIS*

Council Tax: Band: C Amount per annum: £ 2106.71 Council: CHERWELL

Asking Price: £ 335,000 Tag Line: _____

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PROPERTY: 13 THOMPSON DRIVE, CAMPSFIELD OX27 8FA

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 NOT IN USE
Broadband ☒ Yes / No NOT IN USE

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: NONE
(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 * COPY PROVIDED *

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

Electrics: Do you have an in-date Electrical Safety Inspection Report? ☒ Yes / No * COPY PROVIDED *

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

— INDEPENDENT ESTATE AGENTS —

PROPERTY:

Flat Roof:

Thatched:

Parking:

Off-the-Plot: No. of spaces including inside any garage:

Does the property come with a private electrical car charging point?

Issues:

(e.g. Radon Gas, Asbestos, Penetrating or rising damp or condensation, Wet or dry rot,

Rights etc.:

Refer to STRATION FIELDS MANAGEMENT LTD

Flooding:

Disabled Access:

Planning:

Has any planning application been refused? Yes ☐ No ☒