BARTON FLEMING

PROPERTY.

23 HOWISMEAD, BREEFER 0x2665T

. 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:	
	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? 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
Conservation area:	Is the property listed or in a conservation area? Yes(No)
.P.C.	Does the property have an in-date Energy Performance Certificate, Yes / No. On the register / Out of date / Needs renewing/ Never had an EPC.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))
ouncil Tax:	Band: Amount per annum: £ Council:
sking Price:	£ 470 Kag Line:

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PROPERTY:	23 Hacksmard Drostor, OX26 65T
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/No Yes/No Yes/No Yes/No 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(k))
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 BRITISH 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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23 Hacksmood Brostor PROPERTY: Does the property have a flat roof? Yes /(No) Flat Roof: Does the flat roof account for more than 1/3 of the total roof space? Yes / No Does the property have a thatched roof? Yes (No Thatched: On-the-Plot: No. of spaces including inside any garage: Garage / Driveway / Off-Road Parking: 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 Are there any issues from a health and safety perspective? Yes No Issues: (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: Are there any Rights, Restrictions, Covenants or Wayleaves within the title or, which the Rights etc.: Details: property is affected by? Yes / No Has the property been exposed to flooding in the past 5 years or has insurance ever been Flooding: refused on grounds of flood risk? Yes (No. Disabled Access: Does the property have any provisions for disabled or limited mobility access? Yes /[No

Are there any outstanding planning applications for the property? Yes/No

Has any planning application been refused? Yes (No

Planning:

BARTON FLEMING INDEPENDENT ESTATE AGENTS.

Declaration:

I declare that I am the lawful owner of this property and to the best of my knowledge the information I have given here is accurate.