Property Questionnaire

Property Address

_11 Moor Farm Avenue

History of Ownership & Reason for Selling

1. Who owns the property & how long have you / they lived there?

Grace Akers – 3 Years

2. What year was your property built?

1998

3. Is the property listed?

No

4. Is the property in a conservation area?

No

5. What are your reasons or selling?

6. Are you buying another property, will there be an onward chain.

Yes

7. If you are buying another property, could you please provide the address of the property, name and contact details on agent.

3 Moor Farm Rise - Haus

8. If you are selling a deceased estate, has probate been applied for? Please provide details of progress & executors

Property Tenure

9. Is your property Freehold or Leasehold? – If leasehold please provide start date, length of lease, annual ground rent & landlord details

10. Are there any communal service charges for your property? Please provides details.

No

11. Have you extended the property, converted the loft or basement or knocked down any walls? What Year was this undertaken?

12. Was planning permission required for any of the above?

Do you have any Building Regulation Final Certificate for the work undertaken? This is different to planning permission.

13. If you are selling a terraced house, have you converted or made any changes to the attic bedroom, if yes please describe.

No

14. Do you have any planning in place for the future, which we can include in our marketing.

No

Kitchen & Bathrooms

15. How old is your kitchen?

1 Year

16. How old is your bathroom/s?

2 Year

Heating

17. What type of heating do you have?

Combi boiler

18. What is the make, model and location of your boiler?

Vaillant – Garage

19. Do you have an installation date and service history?

20. Do you have any SMART Control such as HIVE?

Yes

21. Do you have a log burner, if yes do you have a HETA certificate?

No

Windows

22. Are your windows single glazed, partially double glazed, double or triple glazed?

How old are your windows?

8 Years

23. Do you have a FENSA certificate for any new windows?

No

Electrics

24. Do you know how old the electrics are, and where is your fuse board located?

Original with house fuse board in hallway

25. Have you undertaken any works on your electrics & do you have certificates for any re-wire or work undertaken?

No

26. Do you have any electric under-floor heating?

No

Roof & Loft Space

27. Has the roof been replaced or recovered? If yes what year what this done?

No

28. Have you had any other works done in recent years? Please explain.

No

29. If you have a loft do you have a ladder, insulation or lighting?

No loft ladder. Has insulation and lighting

Utilities

30. Are you on mains gas, water and sewerage?

Yes

31. Who are your providers?

Severn Trent & Ovo

32. Do you have s septic tank? If so can you confirm how old it is and if shared with any neighbours.

No

33. Do you have broadband? If so with which company.

Talktalk

Gardens & Parking

34. Do you have any outbuildings? Please describe.

No

35. Do you have any information regarding your boundaries?

Land Registry Plan

36. Do you have any car parking, driveway, garage, allocated space? – Please provide details

Driveway and garage

37. Are you aware of any rights of way, either over you land or neighbouring?

No

38. Is there any shared access, such as driveway?

No

Flooding

39. Is there any history of flooding? Please describe.

No

40. If yes, please provide insurers details.

Neighbours

41. Potential buyers often ask about neighbours i.e. retired couple, young professionals, family or students.

Please return your completed form to Keeley@haushomes.co.uk with any relevant documents.