

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY:

7 TAMAR CRES.

As required by Trading Standards

Material Information:

For Freehold

Titles only:

Freehold without fees or Freehold with fees

Is there a management company? No

If so, who is the management company? _____

If so, what are the management charges? _____

How often are charges paid? _____

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? No

If yes, who is the other party? _____

Conservation

Area:

Is the property listed or in a conservation area? No

E.P.C.

Does the property have an in-date Energy Performance Certificate? Yes. On the register

Council Tax:

Band: D Amount per annum: £ 2,583 Council: Cherwell Distric Council

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Asking Price: £ 485,000 Tag Line: _____

PROPERTY: 7 Tamar Crescent, Bicester, Oxford

Construction: Standard
(ring the appropriate answer(s))

Mains Supplies: Electricity Yes
Water Yes
Waste-Water Sewerage Yes
Mains Gas: Yes
Telephone: Yes
Broadband No (don't know)

Broadband: Fibre to the property / Fibre to the cabinet / Copper wire / Dish to Mast / None Don't know
Speed: Standard (10-11 Mbps) / Superfast (24Mbps to 300 Mbps) / Ultrafast (above 300 Mbps)
Current Supplier: UNKNOWN (ring the appropriate answer(s))

Heating Type: Mains Gas to radiators

If Gas: Has the heating/hob/fire been serviced in the past 10 months? Yes

Do you have documentary evidence to support this in the form of an invoice/service record/landlord's gas safety certificate? Yes

If Stove: If you have a wood-burner/multifuel stove, do you have a HETAS certificate? None N/A

Electrics: Do you have an in-date Electrical Safety Inspection Report? Yes

Solar Panels: Does the property have solar panels? No
If yes, are they owned by you or rented? ~~Owned outright~~

Loft Conversion: Has the property had a loft conversion? No
If yes, has it been signed off with a building control completion certificate? Yes / No N/A

Spray Foam: Have the loft rafters been sprayed with expanding foam insulation? Yes / No I think so

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Conservatory: Does the property have a conservatory? Yes
If yes, do you have planning permission for it? No it is permitted development
If it didn't require planning, did you get a letter confirming this from the council? No (30 years ago).
Was the original builder developer's consent required? No
If yes, do you have it? Yes / No

What roof construction does the conservatory have? (ring the appropriate answer(s) below)

Plastic polycarbonate clear

PROPERTY: _____

Flat Roof: Does the property have a flat roof? 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? No

Parking: On-the-Plot: No. of spaces including inside any garage: all Garage / Driveway / Off-Road

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

Does the property come with a private electrical car charging point? No

Issues: Are there any issues from a health and safety perspective? 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: Maybe open plan frontage

Flooding: Has the property been exposed to flooding in the past 5 years or has insurance ever been refused on grounds of flood risk? No.

Disabled Access: Does the property have any provisions for disabled or limited mobility access? No

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Planning:

Are there any outstanding planning applications for the property? No

Has any planning application been refused? No

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.

Signed: _____

Date: 11 May 2026