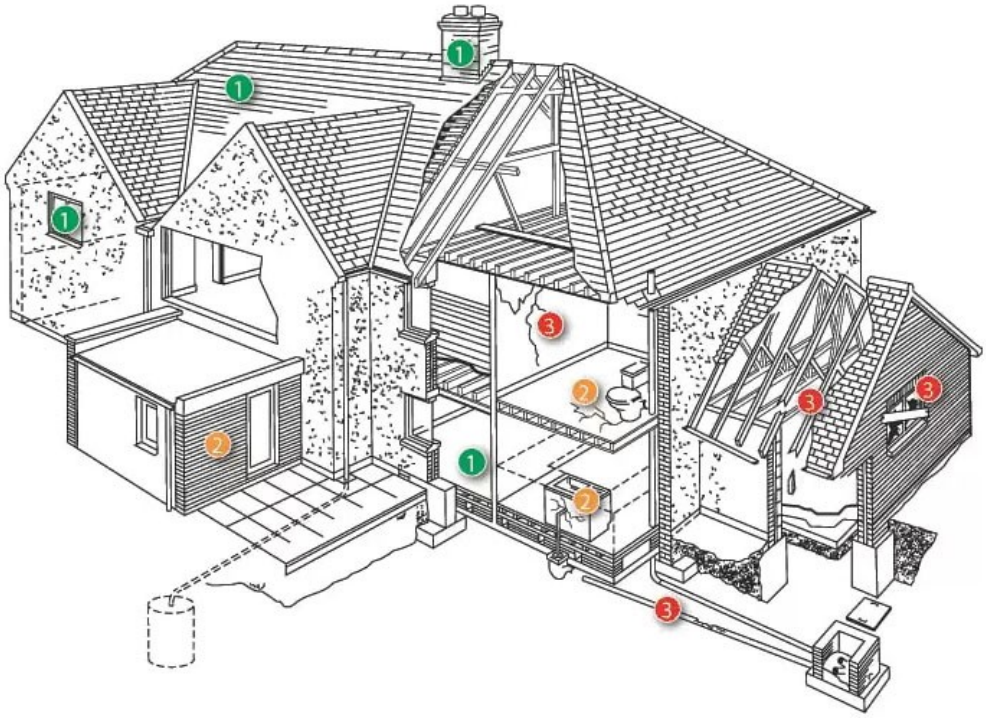
HomeCheck™



HomeCheck Property Review

A practical pre-sale review of the property's visible condition, with cost guidance for likely repairs and maintenance

Property address: 8 Cockshut Avenue, S8 7DU

Date: 19 November 2026

This review is based on a visual inspection of accessible areas and reflects over 20 years of hands-on experience working on residential properties similar to this one.

Property Review Summary

This brick-built semi-detached house is in good condition for its age, and presents as a neat, well-kept home inside and out.

The items noted are minor and localised. They are mainly condensation-related or cosmetic, with nothing structural and nothing that needs addressing urgently.

Overall, the property needs routine upkeep and a small amount of planned making good rather than any significant repair.

Summary of Condition

- **Structure**
  - No obvious signs of structural movement were noted.

- **Priority Repair**
  - No priority repairs were noted

- **Routine Repair**
  - Peeling wallpaper and paint bobbling beside the front bedroom window, consistent with minor damp, likely condensation.

- **Ongoing Maintenance / Improvement**
  - Minor black mould to window sealant in the living/dining room and two bedrooms.
  - Minor historic damp staining to the garage ceiling at the house junction, not appearing active.
  - Minor wear to the kitchen laminate floor at corners and joints, and flaking paint to the front door lintel — appearance only.

Typical Cost Guidance

- **Priority Repair:** None noted
  (items best addressed early to prevent further deterioration)
- **Routine Repair:** £150 – £300
  (typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £200 – £400
  (optional upgrades and general improvements depending on preference)

What This Means

The issues identified are minor and typical for a property of this age. The one item worth planning for is the damp marking in the front bedroom, which is small in scale and most likely condensation-related. Making good the finishes and keeping the room well ventilated should deal with it.

Everything else is routine maintenance or optional, appearance-led improvement that a buyer can take on as and when they choose. In practical terms, this is a property to move into and maintain, not one that needs a programme of works.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Ongoing Maintenance / Improvement

The hipped main roof, chimney and the roofs to the garage and conservatory appear sound, with no visible issues.

Inside the garage, there is minor damp staining and a little black mould to the ceiling at its junction with the house. It does not appear active, the garage is dry, and there is no sign of any structural effect.

What's likely required:

- Monitor the garage ceiling at the house junction, particularly after heavy rain

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The gutters, downpipes and visible drainage appear sound to all elevations.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

The brickwork, pointing and first-floor render appear sound to all elevations, including the garage and conservatory dwarf walls, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Windows & External Joinery

● Ongoing Maintenance / Improvement

The uPVC windows and doors and the conservatory glazing appear sound.

Paint is flaking from the underside of the steel lintel above the front door. This is appearance only.

What's likely required:

- Prepare and touch up the lintel paintwork if desired

Typical cost guidance: £0 – £100

Internal Condition

● Routine Repair

In the front bedroom, wallpaper to the upper left of the window is wrinkling and peeling, and paint is bobbling at the corner of the adjacent wardrobe. Both indicate minor damp.

Condensation appears the most likely cause. The window sits within a bay with its own small roof, so the bay roof junction may also be a factor.

What's likely required:

- Refix or replace the affected wallpaper and touch up the paintwork locally
- Keep the room well ventilated; if the marks return, have the bay roof junction checked

Typical cost guidance: £150 – £300

● Ongoing Maintenance / Improvement

Elsewhere, the house is in good decorative condition, including the conservatory.

There is minor black mould to the window sealant in the living/dining room and in bedrooms 1 and 3, mainly along the bottom edges. This is typical of condensation and should clean off.

What's likely required:

- Clean the window sealant with a mould cleaner or diluted bleach, and keep rooms ventilated in colder months

Typical cost guidance: No immediate cost anticipated

Kitchen & Bathroom

● Ongoing Maintenance / Improvement

The kitchen is modern and in good condition. The laminate floor shows minor wear at corners and joints, which is not causing any issue but is beginning to show its age.

The bathroom is in good condition, with tiled walls, a mixer shower over the bath and working mechanical extraction.

What's likely required:

- Replace the whole kitchen floor covering if desired, finishing with an edge trim

Typical cost guidance: No immediate cost anticipated

Optional kitchen floor replacement: £300 – £600

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

The boiler, boiler controls, electricity meter and alarm panel appear visually sound.

What's likely required:

- Confirm the boiler servicing history
- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & External Areas

● Ongoing Maintenance / Improvement

The concrete driveway, front and rear gardens and boundaries are neat and appear sound, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Make good the wallpaper and paintwork beside the front bedroom window, and keep the room well ventilated.
- If the front bedroom marks return after making good, have the bay roof junction checked.
- Clean the mould from the window sealant in the living/dining room and bedrooms.
- Monitor the garage ceiling at the house junction after heavy rain.
- Touch up the paintwork to the front door lintel, if desired.
- Replace the kitchen laminate floor, if desired.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a good example of a brick-built semi-detached house of its type, with the garage, conservatory and rear extension all appearing sound.

The sealant mould and the front bedroom marks point to condensation, which is common in homes with sealed uPVC windows. Regular ventilation, particularly in bedrooms and in colder months, is usually enough to manage it.

Overall, the property appears to need normal ongoing upkeep rather than repair or refurbishment.

Important Note

This is a practical building review based on a visual inspection of accessible areas.

It is not a formal survey, structural engineer's report, or contractor quotation.

Cost guidance is indicative only and will vary depending on specification, contractor and access requirements.

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