

Property Questionnaire

Under the Consumer Protection from Unfair Trading Regulations and The Property Misdescriptions Act we are obliged to ensure that any information we provide to prospective purchasers is not false or misleading and also that we provide them with all material information that may affect their decision to buy the property. We would ask therefore that you answer as fully as you can all questions that are applicable to your property.

Address: 7 CALDER CRESCENT Home Tel: 01823 251052
TAUNTON Work: _____
SOMERSET Mobile: 07969 135432
Postcode TA1 2NH E-Mail: nicky.cocke@bt.com Valuer _____

Title Deeds of Property

The title to the property is owned by: MR MARK ANTONY CARTER D.O.B. 27/04/82

Does the property have a sitting tenant? Y/N

Tenure Freehold / Leasehold

This will be verified through the Land Registry

However, will we be marketing anything other than the property above? Y/N

If so, provide details _____

Leasehold Properties

Who owns the Freehold: _____

Expiry date of the Lease: _____

Current Ground Rent: _____

Current Service/Maintenance Charge: _____

When is Service/Maintenance Charge reviewed: _____

Who are the managing agents? _____

Apartments/Flats

Do you have the benefit of allocated parking? Don't know/Y/N _____

Do you have the benefit of communal parking? Don't know/Y/N _____

Are gardens communal? Don't know/Y/N _____

Council Tax

District Council TAUNTON DEANE BOROUGH COUNCIL

Council Tax Band: B

Services

Please indicate the connected services by circling as appropriate?

ELECTRICITY: mains private none

GAS: mains private none

WATER: mains private none WATER METER YES NO

DRAINAGE: mains private none

Construction

Age of Property

Is there anything unusual about the construction of the property? Don't know/Y/N

Are you aware of any structural defects with the property? Don't know/Y/N

Details: _____

Has the property had a Mundic Test (applies to approx. pre 1960 block built Cornwall)

Don't know/Y/N If yes grade/category is it.....

Are you aware of any Mining/Mine issues relating to the property?

Don't know/Y/N

If yes please supply any documents or reports applicable

Listed Status:

Is any part of the property a listed building? Don't know/Y/N

If yes, specify the grade _____

Conservation Area

Is the property in a Conservation Area?

Don't know/Y/N

Central Heating Type

Oil ☒ Mains Gas ☐ Propane Gas ☐ Storage Heaters ☐ Solid Fuel ☐ Other ☐

If other, please specify _____

Planning/Building Regulation

Have any alterations to the property been carried out in accordance with planning requirements and building regulation?

Don't know/Y/N

Please give details : _____

Garage partitioned into 2 rooms - no planning/building regs. Indemnity policy in place by previous owners.

Rights, Covenants, Grants

Are there any rights of way affecting the property?

Don't know/Y/N

Are there any shared or communal facilities?

Don't know/Y/N

Are there any restrictive covenants?

Don't know/Y/N

Is there a chancel repair liability associated with this property?

Don't know/Y/N

If you have answered yes to any of the above, please give full details below.

Fixtures, Fittings and Equipment

Please note any items that are to be included in the sale of the property:

General Issues

Are there any major structural issues with the property? Don't know/Y/N

Does the property suffer from any rot or infestation?

Don't know/Y/N

Does the property have Japanese Knotweed?

Don't know/Y/N

Has the property ever been flooded due to natural causes?

Don't know/Y/N

Are there currently any boundary or other disputes?

Don't know/Y/N

Has any recent survey highlighted any major issues?

Don't know/Y/N

Additional Information

Given the obligation to pass on any material information about the property, please give any other material information you feel we should pass on to prospective purchasers:

Vendor Confirmation

I/we confirm that to the best of my/our knowledge and belief the information above is accurate and includes any required material information. I agree that, at the agent's discretion, the information may be used in connection with the proposed sale of my/our property and passed on to any prospective buyer. I undertake to notify the agent immediately of any relevant changes.

Signed: _____

M. Tate

Dated: _____

23/11/13

Valuer

Signed: _____

Dated: _____