

WHITTON & LAING

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the Experts
in Property

RECEIVED

22 NOV 2017

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: Flat 6 68 Pennsylvania Rd. Home Tel: 01626 854674
Pennsylvania Work: -
Exeter Mobile: 07812161835
Postcode: EX4 6DE Email: gawines@hotmail.co.uk

How long at property: 11 years Valuer:

TITLE **D.O.B.**

The title to the property is owned by: Mrs D. Newlett 12-09-1971
Mrs G. Newlett 17-11-1977

Does the property have a sitting tenant? Y N

TENURE

This will be verified through the Land Registry Freehold / Leasehold

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: 125 years from 1997

Current Ground Rent: -

Current Service / Maintenance Charge: £623.16 p.m.

When is Service / Maintenance Charge reviewed: yearly

Who are the managing agents? WTL

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: Exeter

Council Tax Band: A

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

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

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:

Electrical heaters

PLANNING / BUILDING REGULATION

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

Don't know / Y / N

If not, please give details:

RIGHTS, COVENANTS, GRANTS

- Are there any rights of way affecting the property? Don't know / Y N
- Are there any shared or communal areas or facilities? Don't know Y / N
- Are there any restrictive covenants? Don't know / Y / N

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

Communal garden @ Hent - maintained by Management Company.

FIXTURES, FITTINGS AND EQUIPMENT

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

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GENERAL ISSUES

- Are there any major structural issues with the property? Do not know / Y N
- Does the property suffer from any rot or infestation? Do not know / Y N
- Does the property have Japanese Knotweed? Do not know / Y N
- Has the property ever been flooded due to natural causes? Do not know / Y / N
- Are there currently any boundary or other disputes? Do not know / Y / N
- Has any recent survey highlighted any major issues? Do not know / Y N

ADDITIONAL INFORMATION

Given the obligation to pass on any material information about the property, please give any 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: [Signature] Dated: 20-11-2017

VALUER

Signed: Dated:

