

VENDOR QUESTIONNAIRE

Property Address: 11 Gorse Close, Broadfield, Crawley, RH11 9QT

Marketing:

Is the property already on the market? Y/N

If yes, for how long? _____ and who with? _____

For marketing to commence, you confirm that you have:

EPC:

Instructed us to produce an EPC Y/N Instructed another company to produce an EPC Y/N Already holding an EPC Y/N

Services:

Which of the following services are at the property?

Mains water: ☒ Mains sewage: ☒ Septic Tank: ☐ Cesspit: ☐

Electricity: ☒ Mains gas: ☒ LPG: ☐ Other: ☐

If 'Other' please specify service: _____

Heating:

Other than open fires, is there a heating system installed? Y/N Are Solar panels installed? Y/N
Does the same system supply the hot water? Y/N If yes, are these rented? Y/N
If no, how is this supplied? _____
If yes, please provide details: _____

What fuels the heating system?

Mains gas ☒ LPG ☐ Electricity ☐ Oil ☐ Solid fuel ☐ Other ☐

If 'Other' please specify: _____

How is the heating distributed?

Radiators in all rooms? ☒ Radiators in some rooms ☐ Storage heaters in all rooms ☐
Storage heaters in some rooms ☐ Underfloor heating in some rooms ☐ Underfloor heating in all rooms ☐
Warm-air ducts in all rooms ☐ Warm-air ducts in some rooms ☐

How is the system controlled?

Central thermostat & timer ☒ Individual radiator thermostats ☒ Manual controls for storage heaters ☐

Is the system in working order? Y/N

If not, please detail any defects: _____

When was the system last serviced? 4/6/2020

Windows:

Is the property double glazed in full? Y/N OR Are there one or more rooms that are not double glazed? Y/N

Which external windows or doors are not double glazed?

Has all double glazing been installed by a FENSA registered contractor? Y/N/Don't Know

Are they sealed units? Y/N and/or secondary units? Y/N Approximately how old are the windows? 11 years

Extension:

To your knowledge, has the property benefited from an extension, loft conversion or addition of a garage? Y/N (4)

If yes, please describe and give approximate dates Porch 2009

Was planning approval obtained? Y/N If yes, do you have a copy of the approval? Y/N

Was building regulation approval obtained? Y/N If yes, do you have a copy of the certificate? Y/N

Do you have any guarantees, warranties or certificates relating to the work? Y/N

If yes, please give full details _____

Are there any pending Planning/Building Regulation applications? Y/N

If yes, please give full details _____

Have any Planning/Building Regulation applications been refused? Y/N

Neighbours:

Who are your neighbours?
Family ☐ Rented ☐ Single person ☐ Don't know ☐ Other ☐

If other, please specify _____

Garden:

What way does the rear garden face? N/A

Walls:

Does the property have cavity wall insulation? Y/N

If yes, please give approximate date of installation 1985

Loft:

Fully boarded ☒ Part boarded ☐ Not boarded ☐

Is there a pull down ladder? Y/N will it be staying? Y/N

Is there a light? Y/N will it be staying? Y/N

Is the loft insulated? Y/N

Tenure:

Is the property freehold or leasehold? FREEHOLD

If Leasehold, how many years are outstanding on the lease? N/A (if below 80 years, discussions will need to take place regarding a lease extension)

Who owns the freehold? N/A

What is the current ground rent? N/A What are the current service charges? _____

What does the service charge cover? N/A

Name, address and telephone number of Managing Agents: N/A

Do any of the following apply to the property:

Is there a shared/communal garden area? Y/N/Don't Know

Is there a separate garage? Y/N/Don't Know

If so, please state the exact location: _____

Is there a separate car parking space? Y/N/Don't Know

If so, please state the exact location: _____

Is there offstreet parking, including dropped kerb? Y/N/Don't Know

Is the property listed? Y/N/Don't Know

If the answer to any of these questions is yes, please give full details and state whether there are any guarantees or warranties that could still be enforced: _____

Council Tax Band: B

Current legislation requires estate agents to inform prospective purchasers of any issues that may affect their decision to purchase. Is there any specific information relevant to the property/sale that should be brought to the attention of prospective purchasers and/or included in your property brochure. Y/N

If yes, please give full details including any supporting documentation: _____

Are there any known defects of title? Y/N If yes, please give full details including any supporting documentation: _____

Are there any indemnity policies in place? Y/N If yes, please give full details including any supporting documentation: _____

Are there any restrictions of use? Y/N If yes, please give full details including any supporting documentation: _____

Is there anything else that may deter a purchaser from buying your property? Y/N If yes, please give full details including any supporting documentation: _____

For Sale board:

A For Sale board is a great form of advertising would you like one outside your property? Y/N

I/We confirm that I/We am/are the registered owner(s) of this property and that I/We personally have provided this information which I/We believe to be true.

I/We confirm that I/We have no objection to this form being provided to prospective purchasers.

Signed Ludsey Morris Print Name LUDSEY MORRIS Date 5/10/20

Signed _____ Print Name _____ Date _____

Supplementary Information: The following additional information has been identified since the property came onto the market and is provided to the best of our knowledge. It is essential that prospective purchasers refer any issues of concerns to their surveyor and/or solicitor for further clarification before proceeding.

We cannot be held responsible for any loss or damage experienced if prospective purchasers fail to do so before exchanging contracts.

Combi Boiler 2017 - new rods Hexton - Worcester Axminster
landing radiator 2019
Regular Service

Netano - heating app

Bathrooms 2017

House interior last painted 2017

Signed _____

(Branch Manager)

Date _____

Further information can be obtained from the following: • The relevant local authority website • www.environment-agency.gov.uk • www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures • www.homeoffice.gov.uk • www.ukradon.org • www.fensa.org http://list.english-heritage.org.uk • www.nesttd.co.uk