

9 High Street
Budleigh Salterton, Devon, EX9 6LD
Tel: 01395 442201
Email: budleigh@beagroup.co.uk

Consumer Protection from Unfair Trading Regulations 2008 And Business Protection from Misleading Marketing Regulations 2008

Property Registration – Sellers Questionnaire Form

Name of Seller (s):
Mr S Grant

Address of Property:
**43A High Street
Budleigh Salterton
Devon
EX9 6LE**

Important Notice

Under the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to ensure that any information used to assist in marketing your property does not misrepresent the position to any material extent. Accordingly, it is important that you provide us with accurate answers to all of the following questions which are applicable to your property since any prospective buyer may rely upon this information when negotiating for the purchase.

In particular we need to have information about any work carried out to the property since April 1991, or the date you purchased the property if that is more recent, together with copies of any guarantees, warranties or certificates relating to this work if they are to be mentioned in the sales particulars.

We are obliged to advise all prospective buyers of anything that would affect their decision to purchase and to exercise our own due diligence, it is essential that you supply the required information to us,
You will be responsible for incorrect information.

www.bradleys-estate-agents.co.uk

Estate Agents • Property Rentals • Land & New Homes • Auctions • Surveys • Home Insurance
Conveyancing • Commercial • Independent Financial Advisers • Mortgages • Customer Services

Bradleys Estate Agents Limited. Registered Office: Stevenstone Road, Exmouth, Devon, EX8 2EP Reg. No. 3682747

Heating System

For guidance in answering these questions, please note that central heating means a single heating unit, usually a boiler, providing the heating for the entire building. Full central heating relates to the ability of the system to maintain a comfortable temperature levels in all rooms, simultaneously, while the outside air temperature is below freezing point: it does not relate to the number of radiators - please ask if you have any doubts about the capacity of your system. Night storage heaters, or individual gas or solid fuel room heaters, are not therefore central heating. If these heaters, or ceiling or under-floor heating, covers all parts of the house, then it is generally known as whole house heating.

What heating system, if any, do you have?

What fuels the heating system?

Gas ☐ Electricity ☐ Oil ☐ Solid Fuel ☐ LPG ☐

Other, if so what?

Does your property have a Photovoltaic system Yes ☒ No ☒ N/A

If Yes, is it owned or subject to a lease arrangement? Owned ☐ Lease ☐

Give details of any lease or Green Deal arrangement

.....
.....

How is the heating distributed?

Radiators in all rooms ☐ Radiators in some rooms ☐

Warm air ducts ☐ Individual room heaters ☐ Underfloor heating ☐

How is the system controlled?

Central thermostat and timer ☐ Individual thermostats on the radiators ☐

Manual Controls ☐

Is this system in good working order? If not please give full details

.....

Is the system regularly serviced? Yes ☐ No ☐

If so by whom?

.....

Can you provide copies of service agreements? Yes ☐ No ☐

When does the present warranty or agreement expire?

Is the loft insulated? If so, please give full details:

Is there cavity wall insulation? If so, please give full details of installation date and any guarantees:

Is the property double glazed? If so, please give full details:

Fixtures & Fittings

Please list below, by room, any fixtures, fittings and equipment to be included in the sale with a clear indication if any of these items is in other than full working order.

Room	Items	Condition	Any specific defects

Are all these owned outright: Yes ☐ No ☐

If not, please give details:

Guarantees and Insurances

Do you have any guarantees, warranties or insurance related to the following:

NHBC or Foundation 15 - applicable to houses under 10 years or 15 years old:

.

Or

Architect or Engineers Certificate:

The heating system - if recently installed:

Electrical circuits - has it been rewired?

Or any other electrical equipment:

The roof:

Plumbing services:

Windows/Double glazing, If applicable - installation date & Fensa Certificate:

.

Damp-proofing or timber treatment:

Any extension work carried out:

Please give details of any work, or major improvements, carried out to the property since April 1991:

Please note that in the absence of written evidence of the terms of the guarantees, warranties or insurance we will be unable to mention them in marketing your property.

During your ownership, has any application for insurance on the property ever been refused or the premium increased due to a particular risk? Yes ☐ No ☐

During your ownership, have you made a claim on the buildings insurance?

Yes ☐ No ☐

If yes, please provide details

.

.

Services

Which of the following services are connected to your property?

Mains electric: Name of provider. Meter location.

Mains gas: Name of provider Meter location.

Mains water:

Is the water metered? Yes ☐ No ☐ Meter location.

Main drainage ☐ Cesspit ☐ Individual Septic tank ☐

Shared septic tank ☐

Contractors emptying the cesspit or septic tank:

Marketing the Property

Is the property already on the market?

If so, who with and for how long?

We are required to disclose any personal interest - as defined by Section 21 of the Estate Agents Act 1979 - to any prospective buyer. Are you aware of any relationship you or your immediate family have with our agency or the parent group? If so, please give full details?

.

The Immediate Locality

To your certain knowledge are there any current proposals or disputes with any individual or public body which directly affect this property? If so, please give full details:

.

.

Are there any rights of way enjoyed by or affecting this property.

Are there any shared or communal areas?

Are there any current planning applications affecting this property?

Have any planning applications been refused within the past 12 months?

Do you have planning permission and building regulation approval for all elements of your property?

Can you supply a copy?

If your property is situated in a private road please give details?

If the answer to any of these questions was yes, please give full details here:
.....
.....

The Tenure

Is the property freehold ☐ or Leasehold ☐

If Leasehold please answer these questions:

What is the length of the Lease? From what date?

Who owns the Freehold?

Who runs the Management?

What is the current Ground Rent? per

What are the annual Maintenance Charges? per

Are there any other charges?

Is insurance included in these charges?

What does the maintenance charge cover and are you are aware of any impending increases?

Where may we obtain a copy of the lease?

Have you given your solicitor or conveyancer the necessary authority for him to answer any question or further enquiries we may need to raise?

Your solicitors name and address
.....
.....

The Property

Approximate age of construction?

Type of construction? (if known)

Council Tax Band

Has the property had a mundic test? Yes ☐ No ☐

If yes please give details

Is a copy of the report available? Yes ☐ No ☐

Has the property had a radon test? Yes ☐ No ☐

If yes please give details

Is a copy of the report available? Yes ☐ No ☐

What is the size of your plot of land?

Have you supplied us with proof of the size of plot of land Yes ☐ No ☐
(we will be unable to quote any size of plot/land unless proof is supplied)

Has a survey been carried out on the property in the last 12 months? Yes ☐ No ☐

If yes, please give details of any defect mentioned

.

.

Have any of the following affected the property to your knowledge?

(Including during previous ownerships)

Flooding? Yes ☐ No ☐

Structural defects? Yes ☐ No ☐

Drainage system repairs? Yes ☐ No ☐

Subsidence? Yes ☐ No ☐

If yes, please provide details of any works or repairs which have been carried out in relation to any of these matters and provide a copy of any guarantees obtained

.

.

.

Are you aware of any particular restrictive covenants related to the property? (e.g. relating to caravans on the plot, alternative use of the premises etc) If so please give full details?

.

.

Are there any wayleaves or easements relating to the property?

.

Does your property have private parking? Yes ☐ No ☐

If it has parking, is the space private to you only ☐ communal ☐

If communal, are there sufficient parking spaces for everyone in the building? Yes ☐ No ☐

Do you have an outside space/garden? Yes ☐ No ☐

If yes, is it private to you ☐ or communal ☐

Do you have a mortgage on this property? Yes ☐ No ☐

If yes, which lender provides the mortgage?

Approximate amount of mortgage outstanding

Is there anything else that would affect a buyer's judgement to purchase your property of
which we should be aware? Yes ☐ No ☐

If yes, please give details
.

Sellers Confirmation Certificate

I/We confirm that to the best of my/our knowledge and belief these statements are fair and accurate and that the information may be used in connection with the proposed sale of my/our property and will be released to any prospective buyer.

I/We understand that to comply with Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008, you must make all property buyers aware of anything that would affect their judgement to purchase and confirm that I/We accept responsibility for the accuracy of the information supplied.

Signed

Print Names Date