

Material Information Questionnaire

LandmarkAgent.

- **Property Address**
45 Third Avenue EX7 9RF
- **When did the seller/landlord purchase the property?**
April 2019

Part A - Information that is always considered material for all properties regardless of location.

- **Council Tax Band**
Band B
- **Is the title to the property registered at HM Land Registry?**
Yes
- **Tenure**
Freehold
- **Are there any managed common areas such as car parks, gardens, staircases, lobby, reception etc where fees are payable?**
No
- **Is the Property affected by Flying or Creeping Freeholds?**
No

Part B – Information relevant to type of property, services connected and additional costs

- **What type of property are you selling/letting?**
Semi-detached
- **Construction Type - Does the property contain anything that could impact the ability to get a mortgage/insurance on the property**
No - there are no known concerns
- **Does your property have the benefit of a mains electricity supply?**
Yes - mains only
- **Who is your Electricity Supplier?**
Octopus Energy
- **Does the property have an Electric Vehicle (EV) charging point installed?**
No
- **Does the Property have the benefit of a mains gas supply?**
Yes

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- **Who is your current Gas Supplier**
Octopus Energy
- **Does the property have the benefit of a mains water supply?**
Yes
- **Is the supply on a water meter?**
Yes
- **Does your property drain to a public sewer?**
Yes
- **What is the primary source of room heating at the property?**
Gas central heating
- **Is the heating system for the sole use of the property?**
Yes
- **Is any of the heating equipment leased or is it owned outright?**
Owned Outright
- **Is the water heating electric or gas?**
Gas
- **Is the water heating system for the sole use of the property?**
Yes
- **Is any of the water heating equipment leased or is it owned outright?**
Owned Outright
- **Does the Property have a Broadband connection?**
Yes
- **Please indicate the type of Broadband connection**
FFTP - Fibre to the property directly
- **Who is your current supplier?**
Other_ EE
- **Is the Broadband supply exclusive to the Property or a dedicated supplier for the Property estate/area?**
Exclusive
- **Are you aware of any issues affecting mobile signal at the property, such as restricted coverage?**
No
- **What are the parking arrangements for the property?**
Private Driveway

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- **Are there any permits or parking charges associated to the property?**
No - there are no associated charges or permits in relation to parking



TheOfcom broadband and mobile coverage checker enables you to check availability by post code. [Check a post code here.](#)

Part C – Items of consideration, specific to the property/area



For any answers that need clarification, it is recommended to seek guidance from a qualified professional.

- **Is the property affected by unsafe cladding?**
No
- **Is the property affected by the integrity of building materials used in construction (e.g. asbestos)**
No
- **Is the property affected by risk of collapse (e.g. damaged roof or structural failures)**
No
- **Is there wooden decking present at the property? This could be, but not limited to, garden decking, raised areas, balconies, steps.**
No
- **Is the property affected by lack of Emergency lighting where required?**
Unknown
- **Is the property affected by Insufficient fire/smoke alarm systems**
No
- **Are there any other known building safety issues?**
No
- **Is the property in a conservation area?**
No
- **Is the property listed?**
No
- **Is the Property affected by a Tree Preservation Order (TPO)?**
No
- **Is there any restriction on Permitted Development?**
No
- **Is the Property subject to any Restrictive Covenants?**
No
- **If the Property is in Scotland, is it affected by any Real Burdens?**
No - Property is not in Scotland

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- Is your Property subject to any of the following Public rights of way – Footpaths**
No
- Is your Property subject to any of the following Public rights of way – Restricted byways**
No
- Is your Property subject to any of the following Public rights of way – Bridleways**
No
- Is your Property subject to any of the following Public rights of way – Byways open to all traffic**
No
- Is the Property subject to any rights or easements that could impact a buyer's general use of the property/land?**
No
- Is your Property subject to any Easements (Rights) in favour of someone else. Examples would be rights of way; access for maintenance/repairs etc.**
No
- If the Property is in Scotland, is it affected by any Servitudes?**
No - Property is not in Scotland
- Has the property been flooded within the past five years?**
No
- Are there any flooding or sea defences at the Property?**
No
- Are there any known issues with obtaining insurance products for the Property due to Flood risks?**
No
- Is there a known risk of coastal erosion affecting the Property or its boundary?**
No
- Is the Property subject to any costs for maintenance or repair of any sea defences?**
No
- Are there any known issues in obtaining insurance for the Property or Contents?**
No
- Are you aware of any planning permission or proposal for development, construction or change of use that will affect the Property or its immediate locality?**
No
- Have there been any adaptations to the Property to provide easier access to and within the Property?**
No
- Is the Property known to be on a coalfield or directly impacted by the effect of any other mining activity?**
No

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- **Are you aware of anything else that could impact the enjoyment, entail unexpected charges, or affect the general use of the property?**

No

Declaration by the seller of the property

- **As the individual completing this form, please confirm your capacity**
Seller
- **This form has been completed accurately, truthfully and to the best of the knowledge of the Seller**
24/07/2024

About this form

This form has been completed by the seller. The seller may be the owner or owners, or a representative with the necessary authority to sell the property (e.g. an Executor or Attorney) or selling in some other capacity. The form should be completed and read as though the questions were being answered by the owner.

This form falls under the requirement of Consumer Protection Regulations 2008. The information has been supplied by the seller to the best of their knowledge. Under the Consumer Protection Regulations 2008 both the seller and agent must disclose anything, within their knowledge, that would affect the transactional decision of the average consumer.

The purpose of this form is to help sellers and agents to understand the types of details that must be disclosed should they be known. This form however should not be considered exhaustive.

It is recommended that you seek the advice of a qualified professional for the interpretation of any matters identified.