

Your Property

Which council tax band is your property in?

D

Which tenure type is applicable to your property?

Freehold

How would the type of property best be described?

Semi-Detached House

How would the style of property best be described?

Cottage

What year was the property built?

Victorian (1830 - 1901)

How would the construction of your property best be described?

Stone built

What is the condition of the kitchen?

Good

What is the condition of the bathroom(s)?

Good

Have you had any other work done to the property?

Wall knock through

Other

Did the works receive planning permission?

No

Do you have a building completion certificate?

Yes

Which type(s) of roofing does your property have?

Slate tiles

Since you have owned the property has there been any work done on the roof?

Yes

How would you best describe the work done?

Minor repairs to slipped slates

When was the work on the roof completed?

01/03/2026

Is the loft boarded?

No

What kind of parking do you have at the property?

Driveway

What direction does the garden face?

Northeast (NE)

Which boundaries of the property are yours to maintain?

Custom Question

Party boundary between The Old Orchard and Clematis Cottage. Other boundaries unknown

When was the bathroom renovated?

01/02/2015

How many years are left on the lease?

Not Relevant

How much is the ground rent per year?

Not Relevant

How often do you pay ground rent?

Not Relevant

When was the kitchen renovated?

Don't know

Utilities

What are the water sources being supplied to the property?

Direct mains water

Is your water supply metered?

Yes

How would you describe the sewerage arrangements at the property?

Septic Tank

Cesspit

Does your private drainage meet the General Binding Rules of 2020?

Custom Question

Don't know

Where is the private drainage located?

In the grounds of neighbouring house Kouloura

How is broadband internet provided to the property?

FTTP (fibre to the premises)

What are the electricity sources being supplied to the property?

National Grid

How would you best describe the level of the mobile signal/coverage at the property?

Intermittent

How is heating supplied to your property?

Wood burner/open fire

Other

Do you have an Air Conditioning unit fitted?

No

How old is the boiler? (Please enter years)

Not Relevant

Is the boiler under warranty?

Not Relevant

When was it last serviced?

Not Relevant

Do you have any control over the energy provider?

Yes

How is the cost of the heating supply charged to you?

Charged based on usage

How long is left on the warranty? (Please enter years)

Not Relevant

Known Property Issues

Are you aware of any of the following issues at the property?

None of the above

Is your property at particular risk of floods and/or erosion?

No

Has there been any flooding within the last five years?

Not Relevant

Are there any sources of flooding affecting the property?

Not Relevant

Does the property have flood defences?

Not Relevant

Is your property in a coalfield or mining area?

No

Restrictions and Rights

Is the property a listed building?

No

Is your property in a conservation area?

No

Do any public rights of way affect your property or its grounds?

No

Are there any other rights of way over any part of the property?

[Custom Question](#)

No but Clematis Cottage does have pedestrian right of way over the courtyard of The Torrs. This right has been used by us for the last 12 years. The pre-existing gate has been screened over by mutual consent to privacy to both courtyards .

Has your property had adaptations for accessibility?

No

Are there any restrictions associated with the property?

No

Does the property have required access (easements, servitude, or wayleaves)?

No

What grade is the listed building?

Not Relevant

Which adaptations are applicable to your property?

Not Relevant