

Property Information Questionnaire



Property Address

Valley View Farm, Trehannick Road, St. Teath, PL30 3LG

Which council tax band is your property in?

A ☐ B ☐ C ☐ D ☐ E ☐ F ☒ G ☐ H ☐

Which tenure type is applicable to your property?

Freehold ☒
Leasehold ☐
Commonhold ☐
Share of Freehold ☐
Non-Traditional Tenure ☐

If 'Leasehold'

How many years are left on the lease?

N/A

How much is the ground rent per year?

£

How often do you pay ground rent?

Quarterly (every 3 months) ☐ Bi-annually (every 6 months) ☐ Annually ☐

How would the type of property best be described?

Detached House ☒
Semi-Detached House ☐
Terraced House ☐
Flat ☐
Other ☐

How would the style of property best be described?

- Studio ☐
- Bungalow ☐
- Cottage ☐
- Other ☒

What year was the property built?

circa 1942

How would the construction of your property best be described?

- Brick and block ☐
- Timber frame ☐
- Insulated concrete framework ☐
- Stone built ☒
- Steel frame construction ☐
- Structural insulated panels ☐
- Cob construction ☐
- Straw bale ☐
- Other

What is the condition of the kitchen?

- Recently renovated ☐
- Good ☐
- May require some renovation ☒

What is the condition of the bathroom(s)?

Recently renovated (please provide date and what works were carried out) ☐

Bathrooms in fair condition

Good ☐

May require some renovation ☐

Have you had any other work done to the property?

Extension (please provide details)

No

Wall knock through (please provide details)

N/A

Other (please provide details)

Did the works receive planning permission?

Yes ☐ No ☐

If Yes please provide planning decision number and date received

N/A

Do you have a building completion certificate?

Yes ☐ I was issued one, but I can't find it ☐ No ☒

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

Asphalt shingles ☐

Slate tiles ☒

Clay tiles ☐

Thatched ☐

Flat ☐

Metal roofing ☐

Concrete roof tiles ☐

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

Yes ☐ No ☒

If 'Yes' please answer:- **How would you best describe the work done and what date was it completed**

Is the loft boarded?

Yes ☐ No ☒ Partially ☐

What kind of parking do you have at the property?

Garage ☐

Double garage ☐

Car port ☐

Off street ☐

Permit ☐

Secure gated ☒

Allocated parking ☐

Driveway ☐

On street ☐

- No parking ☐
- No permit ☐
- Not allocated ☐
- EV charging ☐
- Disabled parking available ☐
- No disabled parking available ☐

What direction does the garden face?

North (N) ☐ East (E) ☐ South (S) ☐ West (W) ☒

Northeast (NE) ☐ Southeast (SE) ☒ Northwest (NW) ☐ Southwest (SW) ☐

Which boundaries of the property are yours to maintain?

All

Do you pay a service charge on your property?

Yes ☐ No ☒

If yes, please provide details

What are the water sources being supplied to the property?

- Direct mains water ☒
- Wells ☐
- Boreholes ☐
- Springs ☐
- Other ☐

Is your water supply metered?

Yes ☐ No ☒

How would you describe the sewerage arrangements at the property?

- | | |
|--|-------------------------------------|
| Standard UK domestic | ☐ |
| Septic Tank | ☒ |
| Domestic/small sewage treatment plants | ☐ |
| Cesspit | ☐ |
| Cesspool | ☐ |
| Other | ☐ |

If Private Drainage, does it meet the General Binding Rules of 2020?

Yes ☐ No ☐

Where is the Private Drainage located?

Next to driveway to property

How is broadband internet provided to the property?

- | | |
|------------------------------|-------------------------------------|
| ADSL copper wire | ☐ |
| Cable | ☐ |
| FTTC (fibre to the cabinet) | ☐ |
| FTTP (fibre to the premises) | ☐ |
| No connection | ☒ |

What are the electricity sources being supplied to the property?

- | | |
|--------------------------------|-------------------------------------|
| National Grid | ☒ |
| Wind turbine(s) | ☐ |
| Solar PV (Photovoltaic) panels | ☐ |
| Generator/private supply | ☐ |
| Other | ☐ |

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

Good ☒ Intermittent ☐ Poor ☐

How is heating supplied to your property?

- | | |
|-------------------------------------|-------------------------------------|
| Central heating (electric) | ☐ |
| Central heating (gas) | ☒ |
| Other gas heating system | ☐ |
| Communal heating system | ☐ |
| LPG central heating | ☒ |
| Oil central heating | ☐ |
| Wood burner/open fire | ☐ |
| Biomass boiler | ☐ |
| Solar panels and related technology | ☐ |
| Ground source heat pump | ☐ |
| Air source heat pump | ☐ |
| Other | ☐ |

If 'Communal heating system' How is the cost of the heating supply charged to you?

- | | |
|---------------------------------|--------------------------|
| Charged based on usage | ☐ |
| Through a general apportionment | ☐ |
| Through a service charge | ☐ |

Do you have any control over the energy provider?

Yes ☒ No ☐

Do you have an Air Conditioning unit fitted?

Yes ☐ No ☒

How old is the boiler?

Is the boiler under warranty?

Yes ☐ No ☒

If 'Yes' - How long is left on the warranty?

When was the boiler last serviced?

Known Property Issues

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

- | | |
|--|-------------------------------------|
| Damp | ☐ |
| Subsidence | ☐ |
| Japanese Knotweed | ☐ |
| Unsafe cladding | ☐ |
| Asbestos | ☐ |
| Risk of collapse | ☐ |
| At-risk wooden decking for external structures | ☐ |
| Lack of emergency lighting where required | ☐ |
| Insufficient fire/smoke alarm systems | ☐ |
| None of the above | ☒ |

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

Yes ☐ No ☒

If Yes, please provide details

Has there been any flooding within the last five years?

Yes ☐ No ☒

If Yes please provide details

Are there any sources of flooding affecting the property?

River ☐ Sea ☐ Groundwater ☐ Lake ☐ Reservoir ☐

Other (please state)

Does the property have flood defences?

Yes ☐ No ☒

If Yes, please provide details

Is your property in a coalfield or mining area?

Yes ☐ No ☒

If Yes, please provide details

Restrictions and Rights

Is the property a listed building?

Yes ☐ No ☒

If 'Yes' - What grade is the listed building?

Grade I ☐ Grade II ☐ Grade II* ☐

Is your property in a conservation area?

Yes ☐ No ☒

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

Yes ☐ No ☒

If Yes, please provide details

Are there any other rights of way over your property?

Yes

Has your property had adaptations for accessibility?

Yes ☐ No ☒

If 'Yes' **Which adaptations are applicable to your property?**

- | | |
|---|--------------------------|
| Step-free access from the street (including ramps/lifts) | ☐ |
| Wet room | ☐ |
| Lateral living (essential living accommodation on entrance level) | ☐ |
| Not suitable for wheelchair users | ☐ |
| Level access | ☐ |
| Lift access | ☐ |
| Ramped access | ☐ |
| Wide doorways | ☐ |
| Level access shower | ☐ |
| Other | ☐ |

Are there any restrictions associated with the property?

Yes ☐ No ☒

If Yes, please provide details

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Structural insulated panels ☐

Cob construction ☐

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Good ☐

May require some renovation ☐

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☐

all good

Good

☐

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