

Property Address :

12 George Place, St Neots, PE19 2QG

When did you purchase this property? :

November 2019

How old is the property? :

1970 (approx)

Was this property purchased by you through a help to buy scheme? :

No

If you purchased through a help to buy scheme, have you had a RICS valuation or would you like us to help you get this arranged? :

N/A

Will you be purchasing a property/will there be an onward chain? :

Yes

Do you currently have a mortgage on the property? :

No

Is the property currently tenanted, or occupied by a lodger? :

No

Is the property, or any part of the property leasehold? (e.g. leasehold garage). :

No

If your property, or any part of your property is leasehold - please provide details and how long is remaining on the lease. :

N/A

Are there any maintenance fees or charges that you're required to pay? If so, please tell us how much per year, what these are for, and who the management company is. :

No

Does the property benefit from a 10 year NHBC, if so, how long remaining? :

No

Is the property located in a conservation area? If so, please provide details. :

No

What type of heating does your property have? :

Gas central heating

If there's a boiler at the property, what age is it and where is it located? :

11 years old. Located in boarded loft space

When was your central heating or other primary heating system last serviced? :

March 2026

When was the electrical wiring in your property last checked? :

Inspected in 2021. No certificate provided as none requested

If your electrical wiring has not been checked in the last 5 years, would you consider arranging an Electrical Installation Condition Report (EICR)? :

No

What is your council tax band? :

✓C

What are the utility costs for the year? If possible, please note your providers for gas/oil, electricity, and water (where applicable). :

Octopus gas/elec £1500 pa. Anglian £600 pa

Please select all services that are connected to the property. :

✓Electricity - Mains ✓Sewerage - Mains ✓Water - Mains ✓Gas - Mains

Please advise what broadband connection you have to the property. :

✓Unsure

Have you or any previous owners carried out any structural alterations, such as extensions, to the property? If so, was planning permission granted, works signed off and building completion certificates obtained? :

1972 Garage built (plans available on request), 1976 porch added, 1986 rear single story extension

Are there any rights of access that effect your property? If so, please give detail. :

No

What parking arrangements exist for the property? :

Driveway

What direction does the rear garden face? :

South

Does the property have solar panels? If so, please clarify whether the panels or roof space is leased or owned. If your panels are leased, please provide details fo the company that owns the freehold. If your panels and roof space is owned, please advise how much you get back from the grid? :

None

Are you aware of any flooding at your property since your ownership, or before? If yes, please advise when and whether any insurance claims were made. :

None

Is the property affected by Japanese Knotweed? :

No

Are you aware of any subsidence issues in the immediate area or affecting the property directly, in the past or present? If so, please give detail and whether any work was carried out. :

No

Is there a loft and if so, is your loft boarded and does it have a fitted ladder? :

Yes. Yes. Yes

Have you replaced any windows, doors, patio doors or had double glazing installed? :

Patio doors

I/We confirm that to the best of my/our knowledge and belief, the information and statements contained in this property fact find are fair and accurate and that the information provided may be used in connection with the proposed sale of my/our property and at the agent's discretion, released to any prospective purchaser and do hereby indemnify the agent. :

Yes