

PLEASE READ
THESE NOTES

B1
THE PROPERTY
■ Type and age
■ Construction
■ Accommodation
■ Garage and grounds

B2
THE LOCATION

B3
CIRCUMSTANCES OF
THE INSPECTION

B: THE PROPERTY & LOCATION

This section covers the important general background information on the Property and its location, including amenities and features of the vicinity as well as any environmental and other wider considerations. It also includes the state of occupation and the weather at the time of the Inspection.

Please note that, throughout the Report, the principal features and parts of a property are given in the left-hand margin thus:
- often followed by a list of supplementary items, such as:

B1
THE PROPERTY
■ Type and age

B1: THE PROPERTY

Type and Age:

The property is an end of terrace two storey conversion with room in the roof, formed out of stables to the Thorn Hotel and thought to be approximately 200 years old, the conversion understood to have been undertaken approximately nine years ago.

It is taken as facing west.

Construction:

The external walls appear to be partly solid brickwork, rendered externally and dry lined internally, with the upper areas being timber framed, rendered externally and approximately half the thickness of the ground floor walls.

All areas are beneath pitched and slate covered roof slopes.

Accommodation:

Ground floor - lounge/diner, kitchen.

First floor - landing, bedroom, bath/WC.

Attic bedroom from fixed staircase.

Garage and Grounds:

There are no gardens to the property and no parking.

B2: THE LOCATION

The property is in an established residential area comprising older style properties and in this instance attached to the Thorn Hotel.

Car parking for the Hotel takes place alongside this property, but otherwise there are no other major adverse environmental factors of which we are aware.

B3: CIRCUMSTANCES OF THE INSPECTION

The inspection (at which the vendor was present) was carried out in dry weather following a period mainly without rain.

The property was occupied and furnished with floors covered throughout.