

Inventory & Schedule of Condition

Inventory Company.

020 3488 5429

bookings@inventorycompany.co.uk

Prepared on behalf of

Property inspected by Amir Raja

Address

Aylesbury
Buckinghamshire
HP19



Carried Out

February
4th 2026
11:00

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Notes

Dear Landlord / Tenant

Please find enclosed the report produced by **Inventory Company**.

It is recommended that all invoices and receipts relating to the property, its contents or any cleaning and maintenance works which have been carried out be included in the inventory, check in or check out reports. Invoices / receipts should be left in the property for Inventory Company clerks to photograph for inclusion, however, if they are not made available until after the report has been compiled, these can be emailed to Inventory Company for inclusion at the email address below.

Should you have any questions or queries relating to the report, please do not hesitate to contact us directly on **01494 623 091 | 020 3488 5429**

or email info@inventorycompany.co.uk.

Please carefully read the 'Important Information for the Landlord and Tenant', included within this report.

Should you wish to make any changes to the report, your comments must be submitted to us no later than 2 weeks after the inventory work was carried out, after this time it is accepted that the report produced correctly states the condition of the property at the time of our visit.

Amendments must be sent to us in writing, via email to info@inventorycompany.co.uk. Please be aware of a 10MB mail size limit when sending images as mail larger than this will not be received.

Upon check out, you are advised to leave heating systems turned off in summer months and left on a low setting in winter months, please contact your letting agent for further details. Inventory Company is not liable for any costs incurred during void periods.

Smoke detectors Test: Tenant; Note to tenant - please test regularly by pressing test buttons <https://www.youtube.com/watch?v=DWCfGsxIFXE>

Yours faithfully

Inventory Company

Disclaimers

Terms and Conditions

General Information

An Inventory report is produced to provide a fair and accurate record of the general visual condition of the property, in terms of decorative order, cleanliness, condition of contents and/or fixtures and fittings.

An Inventory Remake report is an update to an Inventory report. Inventory Remake reports are provided where the previous Inventory was completed by Auzda Ltd, T/A Inventory Company within the previous twelve months, and where no material changes to the property or its contents have been made.

Check-In reports are produced to evidence the Check-In arrangements for the ingoing Tenant(s) of a property. Such reports do not by themselves, comprise an Inventory report. Where an Inventory or an Inventory Remake has been separately compiled, it will be specifically referred to within the Check-In report.

Check-Out reports are produced to provide a general, relative description of the property, in relation to the original Inventory or Inventory Remake report, and Check-In report. A description of any discrepancies will be listed, which will include differences in the condition of items, items which are missing and items which are now present that were not originally listed.

Periodic reports are produced to evidence that the property is generally being looked after by the Tenant and that there are no particular problems with the property. A Periodic report is not compiled against the original Inventory or Inventory Remake report, nor provides a check upon the living habits of the Tenants – such as housekeeping standards, unless this impacts negatively on the property itself.

All reports include digital photographic records; the number of photographs will vary depending upon the nature and size of the property, and type of report produced.

Reports do not comprise a building survey and will not comment upon the basic fabric of the building.

Fair wear and tear judgements are not included within any reports, nor any liability commented upon as to the responsibility of a Tenant or Landlord for noted dilapidations or damages.

All reports will be delivered by e-mail PDF attachment to the Instructing Party [IP]. No part of any report may be reproduced without the express permission of Inventory Company.

Inventory Clerks

Inventory Clerks are not qualified surveyors or valuers, nor are they experts in fabric, materials, valuables or antiquities.

Preparation of reports

Reports are prepared in accordance with the instructions provided by the IP, which may be overruled by these Terms and Conditions. Where certain specific matters are required to be covered within a report, which would not in the ordinary course of business be commented upon, Inventory Company must be notified in writing, in advance, at the point of instruction.

Reports are exclusively prepared for the purpose of residential lettings. No obligation, or duty of care, is owed to any other person, or persons, or for any other purpose.

The inventory of a room is generally carried out left to right from the point of entry.

Report Descriptions

All descriptions within a report are for identification purposes only, e.g. where the words 'gold', 'silver' or other similar descriptions are used, they refer to the colour of the item and not the metal.

Any reference made to appliances and/or services are for identification purposes only, and should not be regarded as them being in working order, or as complying with safety regulations.

Measurements, where stated, within a report are approximate and are provided for guidance purposes only.

Meter Readings

Provided the Inventory Clerk is able to locate the gas, electricity and oil meters, the applicable readings are included within a report. It should be noted, that where meters are located above head height, within cellars, beneath overgrowth, under steps, or behind rubbish/stored items, the Inventory Clerk will not attempt to take readings.

Water meter readings, where applicable, will be taken assuming the meter is sited on the property and can easily be read. Where the water meter is located below ground on public land, such as pavements, the Inventory Clerk will not attempt to take a reading.

For all meter readings, it is the Customer's responsibility to inform, or make the Inventory Clerk aware of the locations of any such meters. If the Inventory Clerk is unaware of, or is unable to locate the meters, the meters will remain unread. In these instances, Inventory Company will not look to arrange a complimentary revisit to the property, on behalf of the Customer.

Rooms Excluded From reports

- Lofts and attics
- Cellars
- Inaccessible rooms
- Poorly lit rooms
- Rooms housing a dog, or any other potentially dangerous animal (unless the owner is present)
- Outbuildings (unless previously negotiated)

Items Excluded From reports

- Perishable items, such as houseplants, garden plants and food items
- Garden livestock, such as fish in ponds
- Contents of garden sheds and garages (other than garden tools)
- Trivial household items, such as cleaning materials and light bulbs

Items listed within reports, but not itemised or counted

- General property contents, such as books, CD's, DVD's
- Extensive amounts of crockery, cutlery or ornaments
- High level items, above head height

Items listed within reports, but not fully inspected

- Heavy or awkward items of furniture will not be moved to check the condition beneath or behind the item
- Bed linen, towels and other similar items which are heavily soiled
- Windows are not opened to determine whether they open and close correctly
- Curtains or blinds will not be drawn to determine whether they open and close correctly, should the appearance of the curtain, fixing or pole appear fragile

Furniture & Furnishings (Fire) (Safety) Regulations 1988 as amended It is not the responsibility of Inventory Company to verify if the furniture and furnishings comply with the Regulations, but a check will be made to see if the various items have a fire safety label attached; this should not, however, be interpreted as confirming that the Regulations have been complied with, or that the furnishing are compliant. The Electrical Equipment (Safety) Regulations 1994 The Plugs & Sockets (Safety) Regulations 1994

Where the relevant certificates have been noted on the report as seen, this should not be interpreted that the items to which the certificates relate can be considered as compliant

– it is merely a documentary note that the certificate existed on the date of the Inventory Clerks visit to the property.

The Gas Safety (Installation and Use) Regulations 1994 as amended

Where the relevant Gas Safety Certificate has been noted on the report as seen, it should not be interpreted that the gas appliances contained within the property are compliant – it is merely confirmation that the certificate existed on the date of the Inventory Clerk's visit to the property.

Testing of Appliances and Supplies

It is not the responsibility of Inventory Company to test electrical, heating, or plumbing appliances. A visual check of all such appliances will be made and any defects relating to the physical appearance noted.

Any fire alarms/equipment and security systems are not tested.

Inventory Company take no responsibility for checking whether the correct number and type of Smoke Alarm(s) or Carbon Monoxide Alarm(s) have been installed in the correct position(s) within the property.

Keys

Inventory Company will not accept responsibility for any lost or unaccounted keys.

Amendment to reports

Any discrepancies regarding the content or descriptions detailed within the report should be brought to the attention of Inventory Company, in writing, no later than 2 weeks of the report date; otherwise it is accepted that the report is accurate.

Limited Financial Liability

Where the Customer alleges that an Inventory report or Inventory Remake report contains omissions or discrepancies, Inventory Company will be limited only to the financial liability of the cost of the report, to the Customer, excluding VAT.

Where the Customer alleges that a Check-In report contains omission or discrepancies, Inventory Company will be limited only to the financial liability of the cost of the report, to the Customer, excluding VAT. It should be noted, that instances where the Customer has not furnished the Inventory Clerk with an up-to-date, legible and clearly set out Inventory report or Inventory Remake report, to use at the Check-In visit, then no financial liability will exist.

Where the Customer alleges that a Check-Out report contains omissions or discrepancies, Inventory Company will be limited only to the financial liability that would have been brought against the Tenant by the Landlord, up to the full value of the deposit held, should the omissions or discrepancies have been listed within the report, ensuring that the Landlord does not enjoy betterment, fair wear and tear has been accounted for and the most appropriate cause of action is being taken. It will be necessary for the IP to prove that a loss has been suffered by their Client and to provide copies of any documentation, and/or information requested.

Where the Customer alleges that a Periodic report contains omissions or discrepancies, Inventory Company will be limited only to the financial liability of the cost of the report, to the Customer, excluding VAT.

No financial liability will be payable on any report, should the IP have overdue payment terms with Inventory Company.

Inventory Company will have no financial liability for any indirect or consequential loss, suffered by the Customer or its Clients, where there has been a delay in the production of any report.

Except in the case of Periodic reports, where a report is completed with a Landlord or Tenant residing in the property, our ability to conduct a full inspection may be restricted. In such instances, Inventory Company accepts no financial liability for any omissions or discrepancies.

Complaints

Circumstances regarding Inventory, Inventory make, Check-In and Periodic reports giving cause for alleged complaint must be notified by the Customer to Inventory Company within seven days of the report date.

Circumstances regarding Check-Out reports giving cause for alleged complaint must be notified by the Customer to Inventory Company within thirty days of the report date.

Alleged complaints received outside of the timeframes stated above will not be considered, or investigated.

Court Hearings

In the event that a report is required to be used in evidence in any Court of Law, the report cannot legally be used unless the Customer has settled all outstanding applicable charges and confirmation of this must be sought from Inventory Company in writing.

1. SCHEDULE OF CONDITION

| Ref | Name | Condition |
|------|---------------------|--|
| 1.1 | General Cleanliness | Cleaned to a professional standard |
| 1.2 | Walls | Appears in good, clean condition. |
| 1.3 | Flooring | Appears in good, clean condition. |
| 1.4 | Ceiling(s) | Appears in good clean condition |
| 1.5 | Curtains / Blinds | All in good working Appears in good clean condition Securely fitted All in good working order |
| 1.6 | Kitchen/White Goods | Appears in good, clean condition. |
| 1.7 | Windows | Glass intact and no damage; All in good working order Handles intact |
| 1.8 | Woodwork | Appears in good clean condition |
| 1.9 | Smoke Alarms | Tested All in good working order |
| 1.10 | Outside spaces | Appears in good, clean condition. |

2. METER READINGS

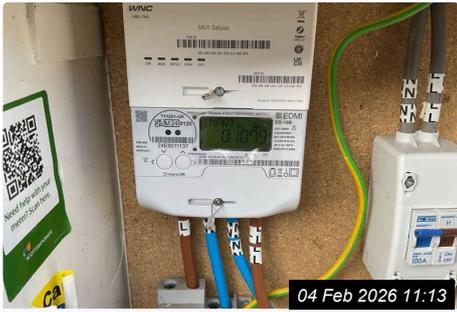
| Ref | Name | Description | Reading |
|-----|-----------|---|-----------|
| 2.1 | Gas Meter | Location: Serial No: G440581592400 | 00251.746 |



Ref #2.1

| | | | |
|-----|----------------|--|-------|
| 2.2 | Electric Meter | Location: Left of house black box Serial No: 37 | 01079 |
|-----|----------------|--|-------|

2. METER READINGS (CONT.)



Ref #2.2

| | | | |
|-----|-------------|-----------------------------|------------|
| 2.3 | Water Meter | Location: Serial No: | Unreadable |
|-----|-------------|-----------------------------|------------|



Ref #2.3

| | | | |
|-----|-------------------------|-----------|--------------|
| 2.4 | Consumer unit (Fusebox) | Location: | Kitchen wall |
|-----|-------------------------|-----------|--------------|



Ref #2.4

| | | | |
|-----|-----------|----------|-----------------|
| 2.5 | Stop cock | Location | Under sink unit |
|-----|-----------|----------|-----------------|



Ref #2.5

| | | | |
|-----|----------------|----------|--|
| 2.6 | Main Gas valve | Location | |
|-----|----------------|----------|--|

2. METER READINGS (CONT.)



Ref #2.6

3. KEYS

| Ref | Name | Description |
|-----|----------|------------------|
| 3.1 | Yale Key | 1x Main door key |



Ref #3.1

4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

| Ref | Name | Location Room & Floor | Test Result |
|-----|--------------------------|--|--|
| 4.1 | Tenant Note | Please test regularly by pressing test buttons | Tenant; Note to tenant - please test regularly by pressing test buttons https://www.youtube.com/watch?v=DWCfGsxFXE |
| 4.2 | Heat Sensor Alarm(s) | | None seen |
| 4.3 | Carbon Monoxide Alarm(s) | Kitchen wall | Alarm tested for power Audible alarm noted Expiry Date: None found |

4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS (CONT.)



Ref #4.3

| | | | |
|-----|----------------|------------------|--|
| 4.4 | Smoke Alarm(s) | Entrance hallway | Alarm tested for power Audible alarm noted Expiry Date: None found |
|-----|----------------|------------------|--|



Ref #4.4

| | | | |
|-----|----------------|---------|--|
| 4.5 | Smoke Alarm(s) | Landing | Alarm tested for power Audible alarm noted Expiry Date: None found |
|-----|----------------|---------|--|



Ref #4.5

5. FRONT GARDEN

| Ref | Name | Description | Condition |
|-----|--------------------|------------------------------------|---|
| 5.1 | Garden Description | Pebble stones; Stone tiled path | Condition consistent with external area; Tiles mossy and slightly slippery |

5. FRONT GARDEN (CONT.)



Ref #5.1



Ref #5.1



Ref #5.1

| | | | |
|-----|-------------------|--------|---|
| 5.2 | Plant pots/plants | Hedges | Condition consistent with external area |
|-----|-------------------|--------|---|



Ref #5.2



Ref #5.2

| | | | |
|-----|------------|---------------|------------------|
| 5.3 | Waste Bins | 3x Waste bins | 1x Full of waste |
|-----|------------|---------------|------------------|



Ref #5.3



Ref #5.3



Ref #5.3



Ref #5.3

6. EXTERIOR FRONT

| Ref | Name | Description | Condition |
|-----|----------------|--|--|
| 6.1 | Exterior front | Black lantern styled wall fitted; 1x Black holder for plant; Plaque number 3 | Appears in good condition; Light not tested |



Ref #6.1



Ref #6.1



Ref #6.1

7. ENTRANCE / HALLWAY

| Ref | Name | Description | Condition |
|-----|--------------------|--|--|
| 7.1 | Door / Accessories | Blue door front; White UPVC door reverse; Chrome mailbox cover; Chrome handles and fitting; 2x Glass panel | Condition consistent with use (Good); Front; Marks and scuffs in places; Glass intact and no damage |



Ref #7.1



Ref #7.1



Ref #7.1



Ref #7.1

| | | | |
|-----|------------|--|--|
| 7.2 | Door Frame | White painted wooden frame; ; Overpainted hinges and fittings | Condition consistent with use (Good); Usage marks in palces |
|-----|------------|--|--|

7. ENTRANCE / HALLWAY (CONT.)



Ref #7.2



Ref #7.2



Ref #7.2



Ref #7.2



Ref #7.2

| | | | |
|-----|----------------------|---------------------------|------------|
| 7.3 | Door Bell / Receiver | White plastic wall fitted | Not tested |
|-----|----------------------|---------------------------|------------|

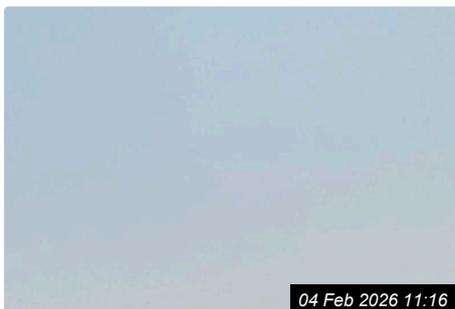


Ref #7.3

| | | | |
|-----|---------|---------------------|-----------------------------------|
| 7.4 | Ceiling | White Painted Plain | Appears in good, clean condition. |
|-----|---------|---------------------|-----------------------------------|



Ref #7.4



Ref #7.4

| | | | |
|-----|----------|--|----------------------------|
| 7.5 | Lighting | Chrome frame with 3 lights; Glass shade | All in good, working order |
|-----|----------|--|----------------------------|

7. ENTRANCE / HALLWAY (CONT.)



Ref #7.5

7.6 Walls
Walls below are described from their position as you enter the room.

7.6.1 - Right Side Wall White painted

Appears in good, clean condition.



Ref #7.6.1



Ref #7.6.1



Ref #7.6.1

7.6.2 - Front Wall White painted

Appears in good, clean condition.



Ref #7.6.2



Ref #7.6.2

7.6.3 - Left Side Wall White painted



Ref #7.6.3



Ref #7.6.3



Ref #7.6.3

7. ENTRANCE / HALLWAY (CONT.)



Ref #7.6.3



Ref #7.6.3



Ref #7.6.3

| | | | |
|-------|-------------|---------------|-----------------------------------|
| 7.6.4 | - Back Wall | White painted | Appears in good, clean condition. |
|-------|-------------|---------------|-----------------------------------|



Ref #7.6.4



Ref #7.6.4

| | | | |
|-----|----------|----------------------|-----------------------------------|
| 7.7 | Skirting | White painted wooden | Appears in good, clean condition. |
|-----|----------|----------------------|-----------------------------------|



Ref #7.7

| | | | |
|-----|---------|--------------------------------------|---|
| 7.8 | Heating | White Metal wall fitted single Panel | Not Tested Securely fitted Both knobs intact Appears in good, clean condition. |
|-----|---------|--------------------------------------|---|



Ref #7.8



Ref #7.8



Ref #7.8

7. ENTRANCE / HALLWAY (CONT.)

| | | | |
|-----|----------|--|--|
| 7.9 | Flooring | Light brown fitted carpet; Brown coir matt and bronze threshold | 1x Orange mark near entry; Otherwise appears in good, clean condition |
|-----|----------|--|--|



Ref #7.9



Ref #7.9



Ref #7.9



Ref #7.9

8. WC

| Ref | Name | Description | Condition |
|-----|--------------------|--|-----------------------------------|
| 8.1 | Door / Accessories | White painted wooden panelled door; Chrome handles and fittings | Appears in good, clean condition. |



Ref #8.1



Ref #8.1



Ref #8.1



Ref #8.1

8. WC (CONT.)

| | | | |
|-----|------------|---|-----------------------------------|
| 8.2 | Door Frame | White painted wooden; Silver lock hatch Bronze threshold; ; Overpainted hinges | Appears in good, clean condition. |
|-----|------------|---|-----------------------------------|



| | | | |
|-----|---------|---------------------|-----------------------------------|
| 8.3 | Ceiling | White Painted Plain | Appears in good, clean condition. |
|-----|---------|---------------------|-----------------------------------|



| | | | |
|-----|----------|--|----------------------------|
| 8.4 | Lighting | White plastic holder; White metal shade | All in good, working order |
|-----|----------|--|----------------------------|

8. WC (CONT.)



04 Feb 2026 11:07

Ref #8.4

| | | | |
|-----|------------------|--|--|
| 8.5 | Window(s) / Sill | White UPVC Double Glazed White Handles; White trickle vent; Diffuser bottle with sticks | Glass intact and no damage; All in good working order Handles intact; ; Appears in good, clean condition. |
|-----|------------------|--|--|



04 Feb 2026 11:07

Ref #8.5



04 Feb 2026 11:08

Ref #8.5



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Ref #8.5



04 Feb 2026 11:08

Ref #8.5

| | | | |
|-----|--------|---|--|
| 8.6 | Toilet | Ceramic/Porcelain White toilet Pot White Plastic Seat top fixing standard toilet seat; ; Chrome flush lever | Appears in good, clean condition.; No Limescale marks |
|-----|--------|---|--|



04 Feb 2026 11:08

Ref #8.6



04 Feb 2026 11:08

Ref #8.6



04 Feb 2026 11:08

Ref #8.6

8. WC (CONT.)



Ref #8.6

8.7 Basin

White Ceramic/Porcelain;
Chrome mixer tap;
Chrome waste fitting

Appears in good, clean condition.;
No Limescale marks



Ref #8.7



Ref #8.7



Ref #8.7



Ref #8.7

8.8 Heating

White Metal wall fitted single Panel

No Tested:
Both knobs intact;
Appears in good, clean condition.



Ref #8.8



Ref #8.8

8.9 Flooring

Light brown vinyl

Appears in good, clean condition.

8. WC (CONT.)



04 Feb 2026 11:08

Ref #8.9



04 Feb 2026 11:08

Ref #8.9

8.10 Walls

Walls below are described from their position as you enter the room.

8.10.1 - Right Side Wall

White painted

Appears in good, clean condition.



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Ref #8.10.1



04 Feb 2026 11:08

Ref #8.10.1



04 Feb 2026 11:08

Ref #8.10.1

8.10.2 - Front Wall

White painted;
Silver towel holder;
Chrome toilet roll holder

Appears in good, clean condition.



04 Feb 2026 11:08

Ref #8.10.2



04 Feb 2026 11:08

Ref #8.10.2



04 Feb 2026 11:08

Ref #8.10.2



04 Feb 2026 11:08

Ref #8.10.2

8. WC (CONT.)

| | | | |
|--------|------------------|---|---|
| 8.10.3 | - Left Side Wall | White painted; Beige mosaic tiled above sink | Appears in good, clean condition.; Grouting clean and intact |
|--------|------------------|---|---|



Ref #8.10.3



Ref #8.10.3



Ref #8.10.3

| | | | |
|--------|-------------|---------------|-----------------------------------|
| 8.10.4 | - Back Wall | White painted | Appears in good, clean condition. |
|--------|-------------|---------------|-----------------------------------|



Ref #8.10.4



Ref #8.10.4

| | | | |
|------|----------|----------------------|-----------------------------------|
| 8.11 | Skirting | White painted wooden | Appears in good, clean condition. |
|------|----------|----------------------|-----------------------------------|



Ref #8.11



Ref #8.11

| | | | |
|------|--|--|--|
| 8.12 | Fixtures / Fittings - Type / Colour | | |
|------|--|--|--|

| | | | |
|--------|----------|-------------|--|
| 8.12.1 | - Mirror | Wall fitted | Appears in good, clean condition.; Glass intact and no damage |
|--------|----------|-------------|--|

8. WC (CONT.)



Ref #8.12.1

9. LOUNGE

| Ref | Name | Description | Condition |
|-----|--------------------|--|-----------------------------------|
| 9.1 | Door / Accessories | White painted wooden panelled door; Chrome handles and fittings | Appears in good, clean condition. |



Ref #9.1



Ref #9.1



Ref #9.1



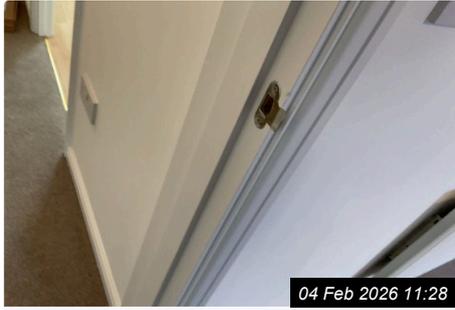
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| | | | |
|-----|------------|---|-----------------------------------|
| 9.2 | Door Frame | White painted wooden; Silver lock hatch Bronze threshold; ; Overpainted hinges | Appears in good, clean condition. |
|-----|------------|---|-----------------------------------|

9. LOUNGE (CONT.)



Ref #9.2



Ref #9.2



Ref #9.2



Ref #9.2



Ref #9.2

| | | | |
|-----|---------|---------------------|-----------------------------------|
| 9.3 | Ceiling | White painted plain | Appears in good, clean condition. |
|-----|---------|---------------------|-----------------------------------|



Ref #9.3



Ref #9.3

| | | | |
|-----|----------|--|----------------------------|
| 9.4 | Lighting | 2x White plastic holder; Brown fabric shade | All in good, working order |
|-----|----------|--|----------------------------|



Ref #9.4



Ref #9.4

| | | | |
|-----|-------------|--|---|
| 9.5 | Garden door | White UPVC Double Glazed White Handles; Brown wooden threshold | Glass intact and no damage; Appears in good, clean condition.; Handles intact |
|-----|-------------|--|---|

9. LOUNGE (CONT.)



Ref #9.5



Ref #9.5



Ref #9.5



Ref #9.5

| | | | |
|-----|------------------|--|--|
| 9.6 | Window(s) / Sill | White UPVC Double Glazed White Handles; White trickle vent; ; Key present | Glass intact and no damage; All in good working order Handles intact; ; Appears in good, clean condition. |
|-----|------------------|--|--|



Ref #9.6



Ref #9.6



Ref #9.6



Ref #9.6

| | | | |
|-----|----------|---|---|
| 9.7 | Curtains | - Beige fabric curtains Curtain rail;; Silver curtains rail with finials; Silver tiebacks | Securely fitted Finials intact; Appears in good, clean condition. |
|-----|----------|---|---|

9. LOUNGE (CONT.)



Ref #9.7

04 Feb 2026 11:32



Ref #9.7

04 Feb 2026 11:32



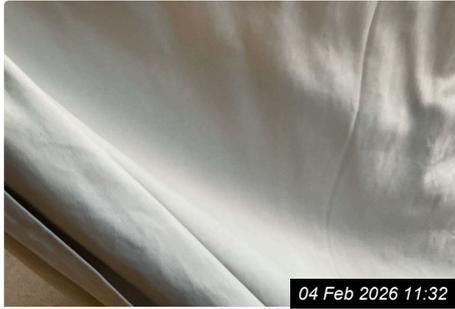
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Ref #9.7

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Ref #9.7

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Ref #9.7

04 Feb 2026 11:32



Ref #9.7

04 Feb 2026 11:32

9.8

Heating

White Metal wall fitted single Panel

No Tested:
Both knobs intact;
Appears in good, clean condition.



Ref #9.8

04 Feb 2026 11:32



Ref #9.8

04 Feb 2026 11:32



Ref #9.8

04 Feb 2026 11:32

9. LOUNGE (CONT.)



Ref #9.8



Ref #9.8

| | | | |
|-----|----------|---------------------------|-----------------------------------|
| 9.9 | Flooring | Light brown Fitted carpet | Appears in good, clean condition. |
|-----|----------|---------------------------|-----------------------------------|



Ref #9.9



Ref #9.9



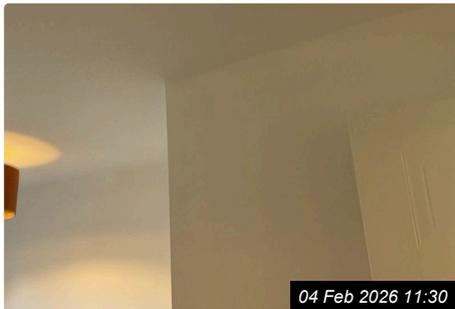
Ref #9.9

| | | | |
|------|-------|--|--|
| 9.10 | Walls | Walls below are described from their position as you enter the room. | |
|------|-------|--|--|

| | | | |
|--------|-------------------|--|---|
| 9.10.1 | - Right Side Wall | White painted; White plastic double socket; White plastic phone socket | Appears in good, clean condition.; Switches and sockets; Not tested |
|--------|-------------------|--|---|



Ref #9.10.1



Ref #9.10.1



Ref #9.10.1



Ref #9.10.1



Ref #9.10.1



Ref #9.10.1

9. LOUNGE (CONT.)

| | | | |
|--------|------------------------|---|-----------------------------------|
| 9.10.2 | - Under stairs storage | White painted wooden panelled door; Chrome handles and fittings; ; Frame White painted wooden; Silver lock hatch Bronze threshold; ; Brown carpet; White painted walls | Appears in good, clean condition. |
|--------|------------------------|---|-----------------------------------|



Ref #9.10.2



Ref #9.10.2



Ref #9.10.2



Ref #9.10.2



Ref #9.10.2

| | | | |
|--------|--------------|--|---|
| 9.10.3 | - Front Wall | White painted; White plastic double socket; White plastic antenna socket | Appears in good, clean condition.; Switches and sockets; Not tested |
|--------|--------------|--|---|



Ref #9.10.3



Ref #9.10.3



Ref #9.10.3

9. LOUNGE (CONT.)



Ref #9.10.3

9.10.4 - Left Side Wall

White painted;
White plastic single switch with fuse

Appears in good, clean condition.;
Switches and sockets;
Not tested



Ref #9.10.4



Ref #9.10.4



Ref #9.10.4

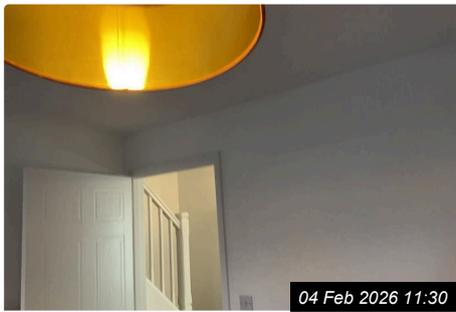
9.10.5 - Back Wall

White painted;
White plastic double socket; ;
White plastic single switch;
PIR sensor

Appears in good, clean condition.;
Switches and sockets;
Not tested



Ref #9.10.5



Ref #9.10.5



Ref #9.10.5



Ref #9.10.5



Ref #9.10.5



Ref #9.10.5

9.11 Skirting

White painted wooden

Appears in good, clean condition.

9. LOUNGE (CONT.)



Ref #9.11



Ref #9.11

| | | | |
|------|-----------|--|-----------------------------------|
| 9.12 | Fireplace | Brown wooden frame; Silver fireplace; Diffuser bottle with sticks; White ceramic diffuser with sticks | Appears in good, clean condition. |
|------|-----------|--|-----------------------------------|



Ref #9.12



Ref #9.12



Ref #9.12

10. KITCHEN

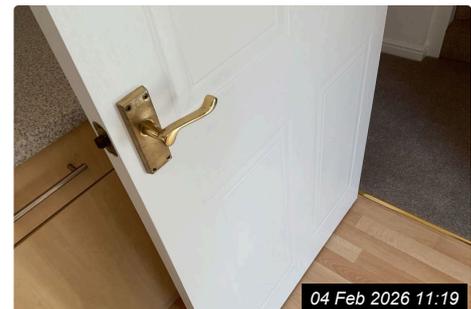
| Ref | Name | Description | Condition |
|------|--------------------|--|-----------------------------------|
| 10.1 | Door / Accessories | White painted wooden panelled door; Chrome handles and fittings | Appears in good, clean condition. |



Ref #10.1



Ref #10.1



Ref #10.1

10. KITCHEN (CONT.)



04 Feb 2026 11:19

Ref #10.1



04 Feb 2026 11:19

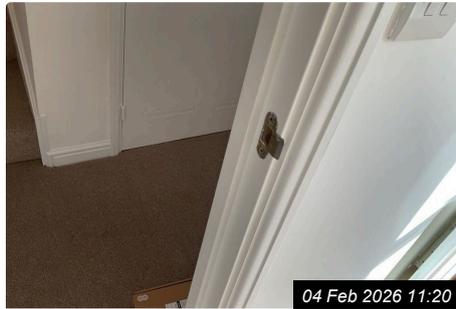
Ref #10.1

| | | | |
|------|------------|---|-----------------------------------|
| 10.2 | Door Frame | White painted wooden; Silver lock hatch Bronze threshold; ; Overpainted hinges | Appears in good, clean condition. |
|------|------------|---|-----------------------------------|



04 Feb 2026 11:20

Ref #10.2



04 Feb 2026 11:20

Ref #10.2



04 Feb 2026 11:20

Ref #10.2



04 Feb 2026 11:20

Ref #10.2



04 Feb 2026 11:20

Ref #10.2

| | | | |
|------|---------|---------------------|-----------------------------------|
| 10.3 | Ceiling | White Painted Plain | Appears in good, clean condition. |
|------|---------|---------------------|-----------------------------------|



04 Feb 2026 11:20

Ref #10.3



04 Feb 2026 11:20

Ref #10.3

| | | | |
|------|----------|---------------------------------|----------------------------|
| 10.4 | Lighting | Chrome plate with 4 glass shade | All in good, working order |
|------|----------|---------------------------------|----------------------------|

10. KITCHEN (CONT.)



Ref #10.4



Ref #10.4

| | | | |
|------|------------------|--|--|
| 10.5 | Window(s) / Sill | White UPVC Double Glazed White Handles; White trickle vent | Glass intact and no damage; All in good working order Handles intact; ; Appears in good, clean condition. |
|------|------------------|--|--|



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5

| | | | |
|------|--------|-------------------------------|--|
| 10.6 | Blinds | White plastic venetian blinds | Wall mounted safety bracket(s) Present Warning sign(s) Not present; Securely fitted All in good working order |
|------|--------|-------------------------------|--|



Ref #10.6



Ref #10.6



Ref #10.6

10. KITCHEN (CONT.)



Ref #10.6

| | | | |
|------|---------|--------------------------------------|---|
| 10.7 | Heating | White Metal wall fitted single Panel | No Tested: Both knobs intact; Appears in good, clean condition. |
|------|---------|--------------------------------------|---|



Ref #10.7



Ref #10.7

| | | | |
|------|----------|-------------------|---|
| 10.8 | Flooring | Light brown vinyl | Appears in good, clean condition.; Left corner near window sticky residue; ; 2x Dark stains/marks |
|------|----------|-------------------|---|



Ref #10.8



Ref #10.8



Ref #10.8



Ref #10.8

| | | | |
|------|---------------|--|--|
| 10.9 | Kitchen Units | | |
|------|---------------|--|--|

10. KITCHEN (CONT.)

| | | | |
|--------|-----------|----------------|-----------------------------------|
| 10.9.1 | - Worktop | Beige speckled | Appears in good, clean condition. |
|--------|-----------|----------------|-----------------------------------|



04 Feb 2026 11:21

Ref #10.9.1



04 Feb 2026 11:21

Ref #10.9.1



04 Feb 2026 11:21

Ref #10.9.1

| | | | |
|--------|--------------|---|-----------------------------------|
| 10.9.2 | - Wall Units | Brown wooden doors; White wooden frame and shelving; Silver handles; Silver hinges | Appears in good, clean condition. |
|--------|--------------|---|-----------------------------------|



04 Feb 2026 11:22

Ref #10.9.2



04 Feb 2026 11:22

Ref #10.9.2



04 Feb 2026 11:22

Ref #10.9.2



04 Feb 2026 11:22

Ref #10.9.2



04 Feb 2026 11:22

Ref #10.9.2



04 Feb 2026 11:22

Ref #10.9.2



04 Feb 2026 11:22

Ref #10.9.2



04 Feb 2026 11:22

Ref #10.9.2

| | | | |
|--------|----------|-----------------------|--------------------------|
| 10.9.3 | - Boiler | Worcestor wall fitted | Appears in working order |
|--------|----------|-----------------------|--------------------------|

10. KITCHEN (CONT.)



Ref #10.9.3



Ref #10.9.3

10.9.4

- Standing Units

Brown wooden doors;
White wooden frame and shelving;
Silver handles;
Silver hinges;
Grey felt cutlery holder

Appears in good, clean condition.



Ref #10.9.4



Ref #10.9.4



Ref #10.9.4



Ref #10.9.4



Ref #10.9.4



Ref #10.9.4



Ref #10.9.4



Ref #10.9.4



Ref #10.9.4

10.9.5

- Kickboards

Light brown wooden

Appears in good, clean condition.

10. KITCHEN (CONT.)



04 Feb 2026 11:22

Ref #10.9.5

10.10 Extractor Hood

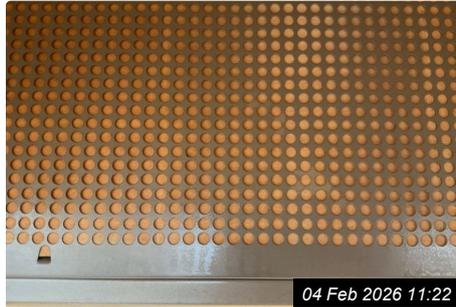
Neff wall fitted;
4x Black buttons

Tested fan and lighting working;
Filter greasy



04 Feb 2026 11:22

Ref #10.10



04 Feb 2026 11:22

Ref #10.10

10.11 Hob

Neff integrated;
Two black metal pan support stands;
Hob Gas Burner Crown & Flame Caps;
4x White knobs

Not tested; ;
Appears in good, clean condition.



04 Feb 2026 11:23

Ref #10.11



04 Feb 2026 11:23

Ref #10.11

10.12 Oven

Bosch integrated
Silver handle
Two round knobs
Two chrome racks
Two metal trays

Not tested;
Appears in good, clean condition.

10. KITCHEN (CONT.)



04 Feb 2026 11:23

Ref #10.12



04 Feb 2026 11:23

Ref #10.12



04 Feb 2026 11:24

Ref #10.12



04 Feb 2026 11:24

Ref #10.12

10.13

Sink

Stainless steel with Draining board
Chrome mixer tap

Appears in good, clean condition.;
Cleaning marks present



04 Feb 2026 11:24

Ref #10.13



04 Feb 2026 11:24

Ref #10.13



04 Feb 2026 11:24

Ref #10.13



04 Feb 2026 11:24

Ref #10.13



04 Feb 2026 11:24

Ref #10.13

10.14

Dishwasher

Indesit under unit fitted; ;
Soap drawer;
White baskets;
Grey cutlery holder

Not tested;
Appears in good, clean condition.

10. KITCHEN (CONT.)



04 Feb 2026 11:24

Ref #10.14



04 Feb 2026 11:24

Ref #10.14



04 Feb 2026 11:25

Ref #10.14



04 Feb 2026 11:25

Ref #10.14

| | | | |
|---------|-------------------|---|---|
| 10.15 | Walls | Walls below are described from their position as you enter the room. | |
| 10.15.1 | - Right Side Wall | White tiled with matching grouting; White plastic double socket; White plastic single switch red button | Appears in good, clean condition.; Grouting clean and intact; Switches and sockets; Not tested |



04 Feb 2026 11:25

Ref #10.15.1



04 Feb 2026 11:25

Ref #10.15.1

| | | | |
|---------|--------------|---|---|
| 10.15.2 | - Front Wall | White painted; White tiled with matching grouting; White plastic double socket; White plastic single switch with fuse; Honeywell boiler control | Appears in good, clean condition.; Grouting clean and intact; Switches and sockets; Not tested |
|---------|--------------|---|---|

10. KITCHEN (CONT.)



Ref #10.15.2



Ref #10.15.2



Ref #10.15.2



Ref #10.15.2



Ref #10.15.2

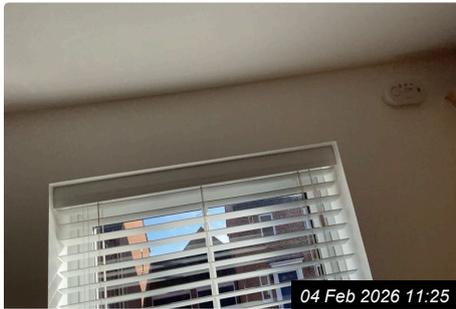
10.15.3 - Left Side Wall

White painted;
White plastic double phone socket ;
PIR sensor

Appears in good, clean condition.;
Switches and sockets;
Not tested



Ref #10.15.3



Ref #10.15.3



Ref #10.15.3



Ref #10.15.3

10.15.4 - Back Wall

White painted;
White tiled with matching grouting
White plastic double switch

Appears in good, clean condition.;
Grouting clean and intact;
Switches and sockets;
Tested and working

10. KITCHEN (CONT.)



Ref #10.15.4



Ref #10.15.4



Ref #10.15.4



Ref #10.15.4

10.16

Skirting

White painted wooden

Appears in good, clean condition.



Ref #10.16



Ref #10.16

11. STAIRS

| Ref | Name | Description | Condition |
|------|----------|---------------------|--------------------------------------|
| 11.1 | Flooring | Brown Fitted carpet | Condition consistent with use (Good) |



Ref #11.1



Ref #11.1

11.2

Staircase

White painted wooden

Appears in good, clean condition.

11. STAIRS (CONT.)



Ref #11.2



Ref #11.2



Ref #11.2



Ref #11.2

| | | | |
|--------|-------------------|--|-----------------------------------|
| 11.3 | Walls | Walls below are described from their position as you enter the room. | |
| 11.3.1 | - Right Side Wall | White painted | Appears in good, clean condition. |



Ref #11.3.1



Ref #11.3.1

| | | | |
|--------|--------------|---------------|-----------------------------------|
| 11.3.2 | - Front Wall | White painted | Appears in good, clean condition. |
|--------|--------------|---------------|-----------------------------------|



Ref #11.3.2



Ref #11.3.2

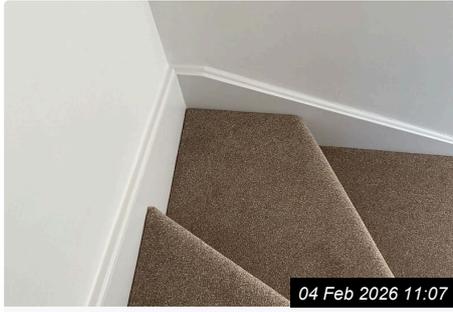
| | | | |
|------|----------|----------------------|-----------------------------------|
| 11.4 | Skirting | White Painted Wooden | Appears in good, clean condition. |
|------|----------|----------------------|-----------------------------------|

11. STAIRS (CONT.)



04 Feb 2026 11:06

Ref #11.4



04 Feb 2026 11:07

Ref #11.4

12. LANDING

| Ref | Name | Description | Condition |
|------|---------|--|-----------------------------------|
| 12.1 | Ceiling | White painted plain; White plastic loft hatch | Appears in good, clean condition. |



04 Feb 2026 11:03

Ref #12.1



04 Feb 2026 11:03

Ref #12.1



04 Feb 2026 11:03

Ref #12.1

| | | | |
|------|----------|--------------------------------|----------------------------|
| 12.2 | Lighting | White plastic holder with bulb | All in good, working order |
|------|----------|--------------------------------|----------------------------|



04 Feb 2026 11:03

Ref #12.2

| | | | |
|------|----------|---------------------|-----------|
| 12.3 | Flooring | Brown Fitted carpet | Brand new |
|------|----------|---------------------|-----------|

12. LANDING (CONT.)



Ref #12.3



Ref #12.3

12.4 Walls

Walls below are described from their position as you enter the room.

12.4.1 - Right Side Wall

White painted

Appears in good, clean condition.



Ref #12.4.1



Ref #12.4.1

12.4.2 - Front Wall

White painted;
PIR Sensor

Appears in good, clean condition.



Ref #12.4.2



Ref #12.4.2



Ref #12.4.2

12.4.3 - Left Side Wall

White painted; ;
White plastic double socket;
White plastic single switch

Appears in good, clean condition.;
Switches and sockets;
Not tested

12. LANDING (CONT.)



Ref #12.4.3



Ref #12.4.3



Ref #12.4.3



Ref #12.4.3

12.4.4 - Back Wall

White painted;
White plastic isolator switches

Appears in good, clean condition.;
Switches and sockets;
Not tested



Ref #12.4.4



Ref #12.4.4



Ref #12.4.4

12.5 Skirting

White Painted Wooden

Appears in good, clean condition.



Ref #12.5

12.6 Watertank cupboard

White painted wooden door and frame;
Wooden shelving;
Green water tank;
Plumbing and electrical fittings

Appears in good, clean condition.

12. LANDING (CONT.)



Ref #12.6



Ref #12.6



Ref #12.6



Ref #12.6



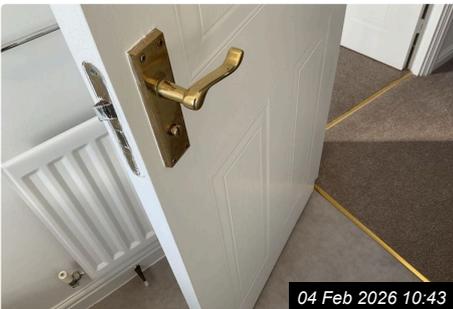
Ref #12.6



Ref #12.6

13. BATHROOM

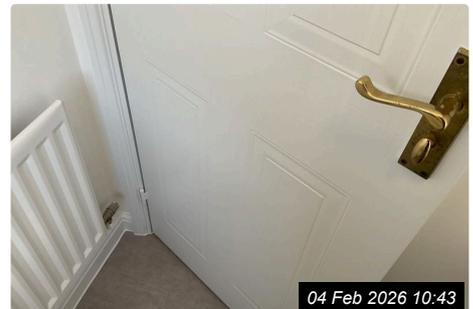
| Ref | Name | Description | Condition |
|------|--------------------|---|-----------------------------------|
| 13.1 | Door / Accessories | White painted wooden panelled door; Chrome handles and fittings | Appears in good, clean condition. |



Ref #13.1



Ref #13.1



Ref #13.1



Ref #13.1

13. BATHROOM (CONT.)

| | | | |
|------|------------|---|-----------------------------------|
| 13.2 | Door Frame | White painted wooden; Silver lock hatch Bronze threshold; ; Overpainted hinges | Appears in good, clean condition. |
|------|------------|---|-----------------------------------|



| | | | |
|------|---------|---|-----------------------------------|
| 13.3 | Ceiling | White painted plain; ; 1 x White plastic ceiling socket with material cord and white plastic toggle | Appears in good, clean condition. |
|------|---------|---|-----------------------------------|



| | | | |
|------|----------|---------------------|----------------------------|
| 13.4 | Lighting | White plastic round | All in good, working order |
|------|----------|---------------------|----------------------------|

13. BATHROOM (CONT.)



04 Feb 2026 10:43

Ref #13.4

| | | | |
|------|------------------|---|---|
| 13.5 | Window(s) / Sill | White UPVC Double Glazed White Handles; Trickle vent White tiled sill with matching grouting ; Fluted glass | Glass intact and no damage; All in good working order Handles intact ; Appears in good, clean condition. |
|------|------------------|---|---|



04 Feb 2026 10:43

Ref #13.5



04 Feb 2026 10:43

Ref #13.5



04 Feb 2026 10:43

Ref #13.5



04 Feb 2026 10:43

Ref #13.5



04 Feb 2026 10:43

Ref #13.5

| | | | |
|------|--------|--|--|
| 13.6 | Blinds | Silver venetian blinds; Fabric adjustment cord; Clear plastic wand | Wall mounted safety bracket(s) Present Warning sign(s) Not present; Securely fitted All in good working order |
|------|--------|--|--|



04 Feb 2026 10:44

Ref #13.6



04 Feb 2026 10:44

Ref #13.6



04 Feb 2026 10:44

Ref #13.6

13. BATHROOM (CONT.)



Ref #13.6

13.7 Toilet

White Ceramic/Porcelain toilet Pot
White Plastic Seat top fixing standard toilet seat;
Chrome flush lever

Appears in good, clean condition.;
No Limescale marks



Ref #13.7



Ref #13.7



Ref #13.7



Ref #13.7



Ref #13.7

13.8 Basin

White Ceramic/Porcelain on pedestal
Chrome mixertap;
Chrome waste fitting

Appears in good, clean condition.;
No Limescale marks



Ref #13.8



Ref #13.8



Ref #13.8

13. BATHROOM (CONT.)



04 Feb 2026 10:45

Ref #13.8

13.9

Bath Tub

White Ceramic/Porcelain ;
 Chrome handles;
 Silver waste and overflow fitting;
 Chrome waste plug

Appears in good, clean condition.;
 No Limescale marks



04 Feb 2026 10:45

Ref #13.9



04 Feb 2026 10:45

Ref #13.9



04 Feb 2026 10:45

Ref #13.9



04 Feb 2026 10:45

Ref #13.9



04 Feb 2026 10:45

Ref #13.9

13.9.1

- Shower / Taps / Head
 Fittings

Chrome mixertap;
 Chrome handshower

Securely fitted
 Appears in good, clean condition.;
 No Limescale marks



04 Feb 2026 10:45

Ref #13.9.1

13. BATHROOM (CONT.)

| | | | |
|--------|--------------|---------------|--|
| 13.9.2 | - Side panel | White plastic | Securely fitted Appears in good, clean condition. |
|--------|--------------|---------------|--|



Ref #13.9.2



Ref #13.9.2

| | | | |
|-------|---------|--------------------------------------|---|
| 13.10 | Heating | White Metal wall fitted single Panel | No Tested: Both knobs intact; Appears in good, clean condition. |
|-------|---------|--------------------------------------|---|



Ref #13.10



Ref #13.10



Ref #13.10

| | | | |
|-------|----------|-------------------|-----------------------------------|
| 13.11 | Flooring | Light brown vinyl | Appears in good, clean condition. |
|-------|----------|-------------------|-----------------------------------|



Ref #13.11



Ref #13.11



Ref #13.11

| | | | |
|---------|-------------------|--|---|
| 13.12 | Walls | Walls below are described from their position as you enter the room. | |
| 13.12.1 | - Right Side Wall | White painted; White tiled with design; Matching grouting; Chrome towel rail; Bronze doorstopper | Appears in good, clean condition.; Grouting clean and intact |

13. BATHROOM (CONT.)



04 Feb 2026 10:46

Ref #13.12.1



04 Feb 2026 10:46

Ref #13.12.1



04 Feb 2026 10:46

Ref #13.12.1



04 Feb 2026 10:46

Ref #13.12.1



04 Feb 2026 10:46

Ref #13.12.1

13.12.2

- Front Wall

White painted;
White tiled with design;
Matching grouting;
Silver toilet roll holder;
White plastic shaver socket

Appears in good, clean condition.;
Grouting clean and intact;
Switches and sockets;
Not tested



04 Feb 2026 10:46

Ref #13.12.2



04 Feb 2026 10:46

Ref #13.12.2



04 Feb 2026 10:46

Ref #13.12.2



04 Feb 2026 10:46

Ref #13.12.2



04 Feb 2026 10:47

Ref #13.12.2

13.12.3

- Left Side Wall

White painted;
White tiled with design;
Matching grouting

Appears in good, clean condition.;
Grouting clean and intact

13. BATHROOM (CONT.)



Ref #13.12.3



Ref #13.12.3



Ref #13.12.3

13.12.4

- Back Wall

White painted;
White tiled with design;
Matching grouting

Appears in good, clean condition.;
Grouting clean and intact



Ref #13.12.4



Ref #13.12.4



Ref #13.12.4

13.13

Skirting

White painted wooden;
Bronze doorstopper

Appears in good, clean condition.



Ref #13.13



Ref #13.13

13.14

Fixtures / Fittings -
Type / Colour

13.14.1

- Mirror

Wall fitted

Securely fitted
Appears in good, clean condition.;
Glass intact and no damage

13. BATHROOM (CONT.)



Ref #13.14.1

| | | | |
|-------|---------------|--------------------------|--------------------------|
| 13.15 | Extractor Fan | Envirovent white plastic | Appears in working order |
|-------|---------------|--------------------------|--------------------------|



Ref #13.15

14. BEDROOM 1

| Ref | Name | Description | Condition |
|------|--------------------|--|-----------------------------------|
| 14.1 | Door / Accessories | White painted wooden panelled door; Bronze handles and fittings | Appears in good, clean condition. |



Ref #14.1



Ref #14.1

| | | | |
|------|------------|---|-----------------------------------|
| 14.2 | Door Frame | White painted wooden; Silver lock hatch Bronze threshold; ; Overpainted hinges | Appears in good, clean condition. |
|------|------------|---|-----------------------------------|

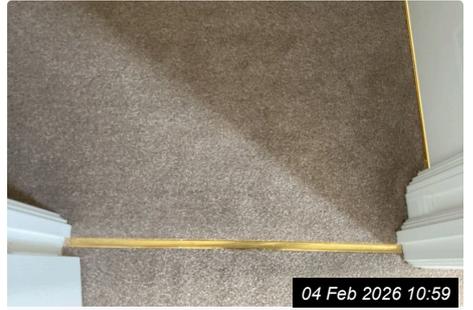
14. BEDROOM 1 (CONT.)



Ref #14.2



Ref #14.2



Ref #14.2



Ref #14.2

| | | | |
|------|---------|---------------------|-----------------------------------|
| 14.3 | Ceiling | White Painted Plain | Appears in good, clean condition. |
|------|---------|---------------------|-----------------------------------|



Ref #14.3



Ref #14.3

| | | | |
|------|----------|--------------------------------|----------------------------|
| 14.4 | Lighting | White plastic holder with bulb | All in good, working order |
|------|----------|--------------------------------|----------------------------|



Ref #14.4

| | | | |
|------|------------------|--|--|
| 14.5 | Window(s) / Sill | White UPVC Double Glazed White Handles; White trickle vent; White painted wooden sill | Glass intact and no damage; All in good working order Handles intact; ; Appears in good, clean condition. |
|------|------------------|--|--|

14. BEDROOM 1 (CONT.)



Ref #14.5



Ref #14.5



Ref #14.5



Ref #14.5

14.6 Curtains

- Beige fabric curtains
Curtain rail;; Chrome curtain

Securely fitted
Appears in good, clean condition.



Ref #14.6



Ref #14.6



Ref #14.6



Ref #14.6



Ref #14.6

14.7 Heating

White Metal wall fitted single Panel

No Tested:
Both knobs intact;
Appears in good, clean condition.

14. BEDROOM 1 (CONT.)



Ref #14.7



Ref #14.7



Ref #14.7

| | | | |
|------|----------|---------------------|--------------------------------------|
| 14.8 | Flooring | Brown Fitted carpet | Condition consistent with use (Good) |
|------|----------|---------------------|--------------------------------------|



Ref #14.8



Ref #14.8



Ref #14.8

| | | | |
|------|-------|--|--|
| 14.9 | Walls | Walls below are described from their position as you enter the room. | |
|------|-------|--|--|

| | | | |
|--------|-------------------|---|---|
| 14.9.1 | - Right Side Wall | White painted; White isolator switch | Appears in good, clean condition.; Switches and sockets; Not tested |
|--------|-------------------|---|---|



Ref #14.9.1



Ref #14.9.1



Ref #14.9.1

| | | | |
|--------|--------------|--|---|
| 14.9.2 | - Front Wall | White painted; White plastic double socket; White plastic phone socket | Appears in good, clean condition.; Switches and sockets; Not tested |
|--------|--------------|--|---|

14. BEDROOM 1 (CONT.)



Ref #14.9.2



Ref #14.9.2



Ref #14.9.2



Ref #14.9.2

14.9.3 - Left Side Wall

White painted

Appears in good, clean condition.



Ref #14.9.3



Ref #14.9.3



Ref #14.9.3

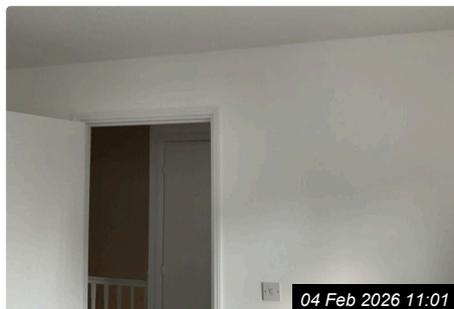
14.9.4 - Back Wall

White painted;
White plastic phone socket; ;
White plastic single switch;
White plastic antenna socket

Appears in good, clean condition.;
Switches and sockets;
Not tested



Ref #14.9.4



Ref #14.9.4



Ref #14.9.4

14. BEDROOM 1 (CONT.)



04 Feb 2026 11:01

Ref #14.9.4

| | | | |
|-------|----------|----------------------|-----------------------------------|
| 14.10 | Skirting | White painted wooden | Appears in good, clean condition. |
|-------|----------|----------------------|-----------------------------------|



04 Feb 2026 11:01

Ref #14.10

| | | | |
|-------|---------------------|--|-----------------------------------|
| 14.11 | Wardrobe (Built in) | White painted wooden doors and frame ; White painted wooden handle; Brown carpet fitted floor; White painted wooden shelf | Appears in good, clean condition. |
|-------|---------------------|--|-----------------------------------|



04 Feb 2026 11:02

Ref #14.11



04 Feb 2026 11:02

Ref #14.11



04 Feb 2026 11:02

Ref #14.11



04 Feb 2026 11:02

Ref #14.11



04 Feb 2026 11:02

Ref #14.11



04 Feb 2026 11:03

Ref #14.11

15. EN-SUITE BEDROOM 1

| Ref | Name | Description | Condition |
|------|--------------------|---|-----------------------------------|
| 15.1 | Door / Accessories | White painted wooden panelled door; Bronze handles and fittings; White painted wooden bronze single hooks | Appears in good, clean condition. |



Ref #15.1



Ref #15.1



Ref #15.1



Ref #15.1

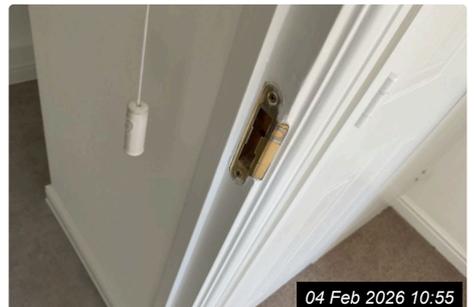
| | | | |
|------|------------|---|-----------------------------------|
| 15.2 | Door Frame | White painted wooden; Silver lock hatch Bronze threshold; ; Overpainted hinges | Appears in good, clean condition. |
|------|------------|---|-----------------------------------|



Ref #15.2



Ref #15.2



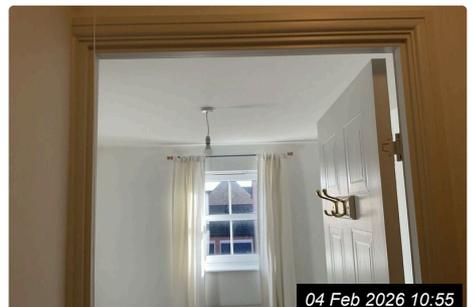
Ref #15.2



Ref #15.2



Ref #15.2



Ref #15.2

15. EN-SUITE BEDROOM 1 (CONT.)

| | | | |
|------|---------|---|-----------------------------------|
| 15.3 | Ceiling | White painted plain 1 x White plastic ceiling socket with material cord and white plastic toggle | Appears in good, clean condition. |
|------|---------|---|-----------------------------------|



Ref #15.3

04 Feb 2026 10:55



Ref #15.3

04 Feb 2026 10:55



Ref #15.3

04 Feb 2026 10:58



Ref #15.3

04 Feb 2026 10:58

| | | | |
|------|----------|--|----------------------------|
| 15.4 | Lighting | White plastic round; Recessed spot lights | All in good, working order |
|------|----------|--|----------------------------|



Ref #15.4

04 Feb 2026 10:55



Ref #15.4

04 Feb 2026 10:55

| | | | |
|------|--------|--|--|
| 15.5 | Toilet | White Ceramic/Porcelain toilet Pot White Plastic Seat top fixing standard toilet seat; Chrome flush lever; ; White plastic child seat | Appears in good, clean condition.; No Limescale marks |
|------|--------|--|--|

15. EN-SUITE BEDROOM 1 (CONT.)



Ref #15.5



Ref #15.5



Ref #15.5

| | | | |
|------|-------|--|--|
| 15.6 | Basin | White Ceramic/Porcelain; Chrome mixertap; Chrome waste tap | Appears in good, clean condition.; No Limescale marks |
|------|-------|--|--|



Ref #15.6



Ref #15.6



Ref #15.6

| | | | |
|------|--------|--|--|
| 15.7 | Shower | White metal frame with glass panel; White handles | Appears in good, clean condition.; Glass intact and no damage |
|------|--------|--|--|



Ref #15.7



Ref #15.7



Ref #15.7

| | | | |
|--------|------------------------------------|--|---|
| 15.7.1 | - Shower / Taps / Head Fittings | Chrome with white mixertap; Chrome hand shower with riser | Securely fitted Appears in good, clean condition.; No limescale marks |
|--------|------------------------------------|--|---|



Ref #15.7.1



Ref #15.7.1

15. EN-SUITE BEDROOM 1 (CONT.)

| | | | |
|--------|---------------|--|--|
| 15.7.2 | - Shower tray | White Ceramic/Porcelain; ; Chrome waste fitting | Securely fitted Appears in good, clean condition. |
|--------|---------------|--|--|



Ref #15.7.2



Ref #15.7.2

| | | | |
|------|---------|--------------------------------------|---|
| 15.8 | Heating | White Metal wall fitted single Panel | No Tested: Both knobs intact; Appears in good, clean condition. |
|------|---------|--------------------------------------|---|



Ref #15.8

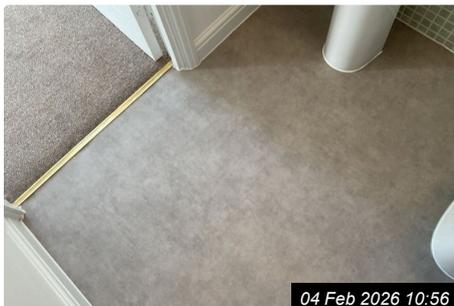


Ref #15.8

| | | | |
|------|----------|-------------------|-----------------------------------|
| 15.9 | Flooring | Beige/Brown vinyl | Appears in good, clean condition. |
|------|----------|-------------------|-----------------------------------|



Ref #15.9



Ref #15.9

| | | | |
|---------|-------------------|--|---|
| 15.10 | Walls | Walls below are described from their position as you enter the room. | |
| 15.10.1 | - Right Side Wall | White painted Green mosaic tiled with white grouting | Appears in good, clean condition.; Grouting clean and intact |

15. EN-SUITE BEDROOM 1 (CONT.)



Ref #15.10.1



Ref #15.10.1



Ref #15.10.1



Ref #15.10.1

15.10.2

- Front Wall

White painted
Green mosaic tiled with white grouting

Appears in good, clean condition.;
Grouting clean and intact



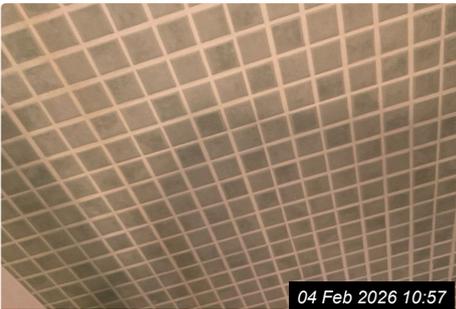
Ref #15.10.2



Ref #15.10.2



Ref #15.10.2



Ref #15.10.2

15.10.3

- Left Side Wall

White painted
Green mosaic tiled with white grouting

Appears in good, clean condition.;
Grouting clean and intact

15. EN-SUITE BEDROOM 1 (CONT.)



Ref #15.10.3



Ref #15.10.3



Ref #15.10.3



Ref #15.10.3

| | | | |
|---------|-------------|--|---|
| 15.10.4 | - Back Wall | White painted Green mosaic tiled with white grouting; Chrome single hook | Appears in good, clean condition.; Grouting clean and intact |
|---------|-------------|--|---|



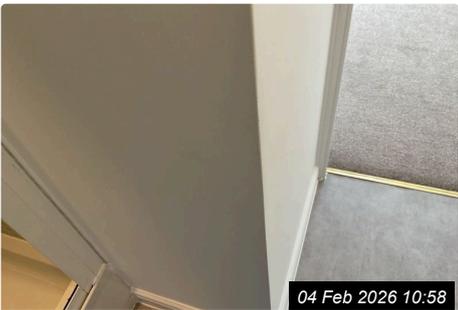
Ref #15.10.4



Ref #15.10.4



Ref #15.10.4



Ref #15.10.4

| | | | |
|-------|----------|----------------------|-----------------------------------|
| 15.11 | Skirting | White painted wooden | Appears in good, clean condition. |
|-------|----------|----------------------|-----------------------------------|

15. EN-SUITE BEDROOM 1 (CONT.)



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Ref #15.11



04 Feb 2026 10:58

Ref #15.11

15.12 Fixtures / Fittings -
Type / Colour

15.12.1 - Mirror

Large wall fitted mirror

Securely fitted
Appears in good, clean condition.;
Glass intact and no damage



04 Feb 2026 10:58

Ref #15.12.1

15.13 Extractor Fan

Envirovent white plastic

Appears in working order



04 Feb 2026 10:58

Ref #15.13

16. BEDROOM 2

| Ref | Name | Description | Condition |
|------|--------------------|---|-----------------------------------|
| 16.1 | Door / Accessories | White painted wooden panelled door; Bronze handles and fittings; Bronze single hook | Appears in good, clean condition. |

16. BEDROOM 2 (CONT.)



04 Feb 2026 10:51

Ref #16.1



04 Feb 2026 10:51

Ref #16.1



04 Feb 2026 10:51

Ref #16.1



04 Feb 2026 10:51

Ref #16.1

16.2 Door Frame

White painted wooden;
Silver lock hatch
Bronze threshold; ;
Overpainted hinges

Appears in good, clean condition.



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Ref #16.2



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Ref #16.2



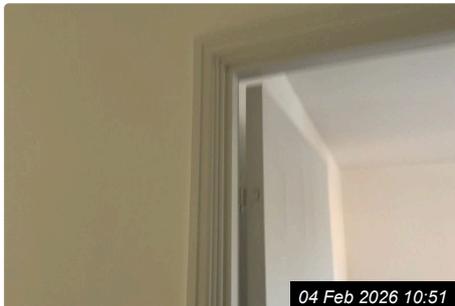
04 Feb 2026 10:51

Ref #16.2



04 Feb 2026 10:51

Ref #16.2



04 Feb 2026 10:51

Ref #16.2

16.3 Ceiling

White Painted Plain

Appears in good, clean condition.

16. BEDROOM 2 (CONT.)



Ref #16.3



Ref #16.3

16.4 Lighting

White plastic holder with bulb; ;
Beige fabric shade

All in good, working order



Ref #16.4

16.5 Window(s) / Sill

White UPVC Double Glazed
White Handles;
White trickle vent;
White painted wooden sill

Glass intact and no damage;
All in good working order
Handles intact; ;
Appears in good, clean condition.



Ref #16.5



Ref #16.5



Ref #16.5



Ref #16.5

16.6 Curtains

- Beige fabric curtains
Curtain rail;; Chrome curtain

Securely fitted
Appears in good, clean condition.

16. BEDROOM 2 (CONT.)



Ref #16.6



Ref #16.6



Ref #16.6



Ref #16.6



Ref #16.6



Ref #16.6

| | | | |
|------|---------|--------------------------------------|---|
| 16.7 | Heating | White Metal wall fitted single Panel | No Tested: Both knobs intact; Appears in good, clean condition. |
|------|---------|--------------------------------------|---|



Ref #16.7



Ref #16.7



Ref #16.7

| | | | |
|------|----------|---------------------|--------------------------------------|
| 16.8 | Flooring | Brown Fitted carpet | Condition consistent with use (Good) |
|------|----------|---------------------|--------------------------------------|



Ref #16.8



Ref #16.8



Ref #16.8

| | | | |
|--------|-------------------|--|-----------------------------------|
| 16.9 | Walls | Walls below are described from their position as you enter the room. | |
| 16.9.1 | - Right Side Wall | White painted | Appears in good, clean condition. |

16. BEDROOM 2 (CONT.)



Ref #16.9.1



Ref #16.9.1

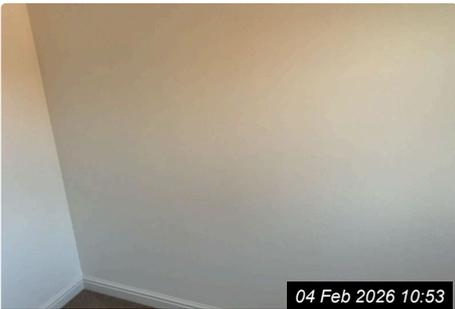


Ref #16.9.1

16.9.2 - Front Wall

White painted

Appears in good, clean condition.



Ref #16.9.2



Ref #16.9.2

16.9.3 - Left Side Wall

White painted;
White plastic double socket;
Bronze doorstopper

Appears in good, clean condition.;
Switches and sockets;
Not tested



Ref #16.9.3



Ref #16.9.3



Ref #16.9.3



Ref #16.9.3

16.9.4 - Back Wall

White painted;
White plastic phone socket; ;
White plastic single switch

Appears in good, clean condition.;
Switches and sockets;
Not tested

16. BEDROOM 2 (CONT.)



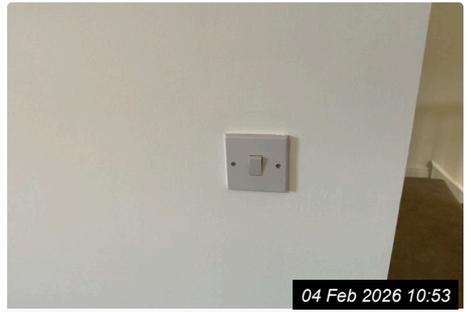
04 Feb 2026 10:53

Ref #16.9.4



04 Feb 2026 10:53

Ref #16.9.4



04 Feb 2026 10:53

Ref #16.9.4



04 Feb 2026 10:53

Ref #16.9.4

| | | | |
|-------|----------|----------------------|-----------------------------------|
| 16.10 | Skirting | White painted wooden | Appears in good, clean condition. |
|-------|----------|----------------------|-----------------------------------|



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Ref #16.10

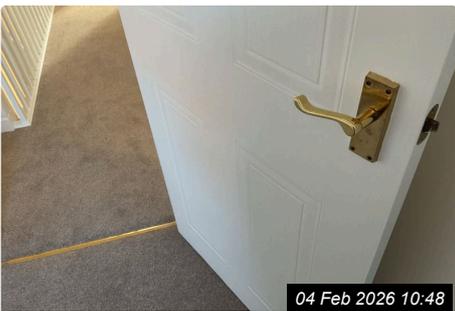


04 Feb 2026 10:53

Ref #16.10

17. BEDROOM 3

| Ref | Name | Description | Condition |
|------|--------------------|---|-----------------------------------|
| 17.1 | Door / Accessories | White painted wooden panelled door; Bronze handles and fittings; ; Bronze single hook | Appears in good, clean condition. |



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Ref #17.1



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Ref #17.1



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Ref #17.1

17. BEDROOM 3 (CONT.)



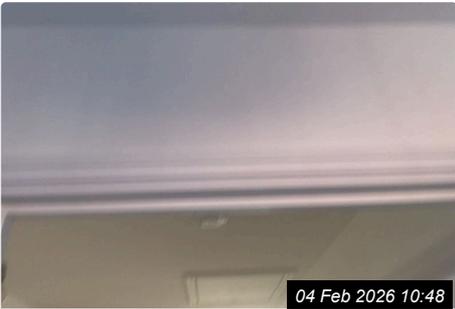
04 Feb 2026 10:48

Ref #17.1

17.2 Door Frame

White painted wooden;
Silver lock hatch
Bronze threshold; ;
Overpainted hinges

Appears in good, clean condition.



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Ref #17.2



04 Feb 2026 10:48

Ref #17.2



04 Feb 2026 10:48

Ref #17.2



04 Feb 2026 10:48

Ref #17.2



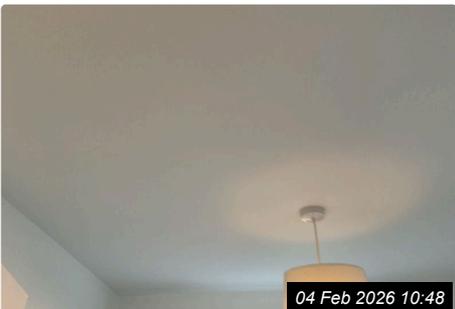
04 Feb 2026 10:48

Ref #17.2

17.3 Ceiling

White Painted Plain

Appears in good, clean condition.



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Ref #17.3



04 Feb 2026 10:48

Ref #17.3

17.4 Lighting

White plastic holder with bulb;
Beige fabric shade

All in good, working order

17. BEDROOM 3 (CONT.)



Ref #17.4

17.5 Window(s) / Sill

White UPVC Double Glazed
White Handles;
White trickle vent;
White painted wooden sill

Glass intact and no damage;
All in good working order
Handles intact; ;
Appears in good, clean condition.



Ref #17.5



Ref #17.5



Ref #17.5



Ref #17.5

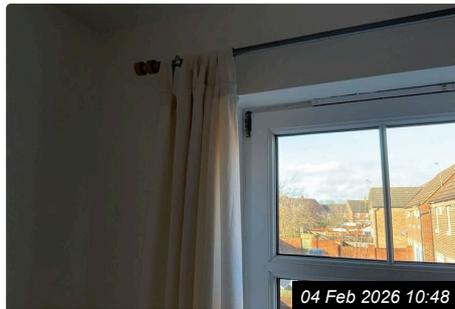
17.6 Curtains

- Beige fabric curtains
Curtain rail; Chrome curtain

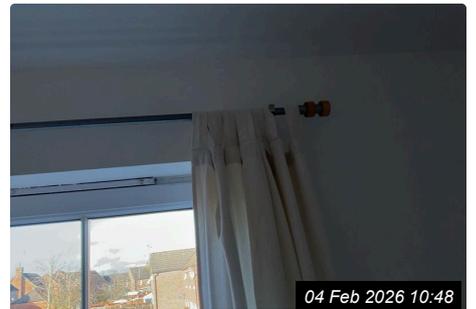
Securely fitted
Appears in good, clean condition.



Ref #17.6



Ref #17.6



Ref #17.6

17. BEDROOM 3 (CONT.)



Ref #17.6



Ref #17.6

17.7 Heating

White Metal wall fitted single Panel

No Tested:
Both knobs intact;
Appears in good, clean condition.



Ref #17.7



Ref #17.7

17.8 Flooring

Brown Fitted carpet

Condition consistent with use (Good)



Ref #17.8



Ref #17.8



Ref #17.8

17.9 Walls

Walls below are described from their position as you enter the room.

17.9.1 - Right Side Wall

White painted;
White plastic double socket

Appears in good, clean condition.;
Switches and sockets;
Not tested

17. BEDROOM 3 (CONT.)



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Ref #17.9.1



04 Feb 2026 10:49

Ref #17.9.1



04 Feb 2026 10:49

Ref #17.9.1

17.9.2 - Front Wall

White painted;
White plastic double socket;
White plastic phone socket

Appears in good, clean condition.;
Switches and sockets;
Not tested



04 Feb 2026 10:49

Ref #17.9.2



04 Feb 2026 10:49

Ref #17.9.2

17.9.3 - Left Side Wall

White painted;
White plastic double socket; ;
Overpainted door stopper

Appears in good, clean condition.;
Switches and sockets;
Not tested



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Ref #17.9.3



04 Feb 2026 10:49

Ref #17.9.3



04 Feb 2026 10:49

Ref #17.9.3



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Ref #17.9.3

17. BEDROOM 3 (CONT.)

| | | | |
|--------|-------------|---|---|
| 17.9.4 | - Back Wall | White painted; White plastic single switch; ; Silver single hooks | Appears in good, clean condition.; Switches and sockets; Not tested |
|--------|-------------|---|---|



Ref #17.9.4



Ref #17.9.4



Ref #17.9.4



Ref #17.9.4

| | | | |
|-------|----------|----------------------|-----------------------------------|
| 17.10 | Skirting | White painted wooden | Appears in good, clean condition. |
|-------|----------|----------------------|-----------------------------------|



Ref #17.10



Ref #17.10

18. REAR GARDEN

| Ref | Name | Description | Condition |
|------|--------------------|--|---|
| 18.1 | Garden Description | Wooden decking; Grass patch; Stone tiled | Decking mossy and slippery; Grass mowed; Tiles darkened |

18. REAR GARDEN (CONT.)



Ref #18.1



Ref #18.1



Ref #18.1



Ref #18.1



Ref #18.1

| | | | |
|------|-------------------|--------|--|
| 18.2 | Plant pots/plants | 1 Tree | Condition consistent with time of the year |
|------|-------------------|--------|--|



Ref #18.2

| | | | |
|------|------------------|---------------------------|------------|
| 18.3 | Outside Lighting | Black lantern wall fitted | Not tested |
|------|------------------|---------------------------|------------|



Ref #18.3

| | | | |
|------|------------|--------------------------|---------------------------|
| 18.4 | Boundaries | Wooden fencing with gate | Appears in good condition |
|------|------------|--------------------------|---------------------------|

18. REAR GARDEN (CONT.)



Ref #18.4



Ref #18.4



Ref #18.4



Ref #18.4



Ref #18.4

18.5 Shed(s)

Stone tiled base;
Beige garden storage

Appears in good condition



Ref #18.5



Ref #18.5



Ref #18.5

19. MANUALS / CERTIFICATES

| Ref | Name | Description |
|------|---------|-----------------------|
| 19.1 | Manuals | None seen at property |

Property Images



Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within two weeks of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /

Terms and Conditions

Please view our terms and conditions here -
<https://inventorycompany.co.uk/terms-and-conditions/>