



HOMESTEAD INVENTORIES

# Inventory Report

Generated: 13th February 2015



**8 Redstone Rise**

**Noctorum**

**CH43 7NT**



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# Room Conditions



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The following section describes the conditions of individual items within each room of the property, alongside photographs of the item where appropriate.

 The camera icon indicates that images for this item are available online. Click on the icon next to each item to view these images if you are viewing a digital copy of this report.






## Front Garden

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 <b>Lawn</b>	Maintained grass lawn
 <b>Boarders</b>	Wood chip pieces with numerous shrubs and plants
<b>Path</b>	Yellow paving slabs in good condition with a few plant pots present

## Entrance Hallway





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<b>Front door</b>	Wood effect UPVC with two glazed panels and one glazed arch. Brass flush pull handle is fitted with security lock and brass letter plate is also in place
<b>Ceiling</b>	White painted smooth plaster in very good condition
 <b>Walls</b>	White painted in good condition with only a few chips and painted over screws in wall. Skirting boards are painted white and have a small amount of visible wear
 <b>Flooring</b>	Wood laminate flooring in very good clean condition
<b>Window</b>	White UPVC double glazed with key lockable handle in good clean condition
 <b>Heating</b>	1x white radiator in fair condition with some rusted paint and marks present
<b>Lighting</b>	2x brass light fittings with bulbs and hexagon shaped glazed shade fitted
<b>Electrics</b>	3x white plastic single light switches, 2x white plastic double light switch, 1x white isolation switch, 1x white plastic Drayton boiler thermostat fitted to wall, 1x white plastic intruder alarm panel, 1x white plastic double socket fitted to wall
 <b>Store cupboard</b>	4x wooden slat shelves fitted to wall, 5 hook coat rack fitted to wall, 1x black plastic code entry container fitted to wall, 2x white isolation switches, 1x white intruder alarm panel
 <b>Other items</b>	1x white plastic smoke alarm fitted to ceiling, 1x cream patterned net curtain fitted to window

## Toilet


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<b>Internal door</b>	White painted 6 panelled with brass flush pull handle and brass deadlock fitted
<b>Ceiling</b>	White painted smooth plaster in very good condition with no signs of mould or mildew

 <b>Walls</b>	Part painted magnolia and part tiled in beige marble effect tiles. There is one picture hook in place but otherwise in very good clean condition with no discolouration to the grouting between tiles
<b>Flooring</b>	Wood laminate flooring in very good clean condition
<b>Window</b>	White UPVC double glazed with key lockable handle in good clean condition
<b>Lighting</b>	1x large inset spotlight fitted with working bulb
<b>Electrics</b>	1x white plastic extractor fan fitted to wall in working order
<b>Heating</b>	1x white radiator in good clean condition
 <b>Hand basin</b>	White ceramic pedestal with chrome mixer tap in very good clean condition
 <b>Toilet</b>	White ceramic back to wall fitted toilet with white seat attached in very good clean condition
 <b>Other items</b>	1x mirror fitted to wall, 1x white roller blind fitted to window, 1x chrome towel ring holder, 1x chrome toilet roll holder, 1x white plastic toilet brush set


## Reception Room 3






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<b>Internal door</b>	White painted six panelled door with brass flush pull handle fitted
<b>Ceiling</b>	White painted smooth plaster in very good condition.
 <b>Walls</b>	Magnolia painted with numerous scrapes and dark marks present. The skirting boards are painted off white and also have numerous usage marks
 <b>Flooring</b>	Wood laminate flooring in very good clean condition
<b>Window</b>	White UPVC double glazed with key lockable handle in good clean condition
<b>Heating</b>	1x white radiator in good clean condition
<b>Lighting</b>	1x three bulb brass light fitting with 3 glass shades fitted
<b>Electrics</b>	1x white plastic tv arial point, 2x white plastic double sockets fitted to wall, 1x white plastic single light switch, 2x white plastic telephone points
 <b>Other items</b>	Cream tasseled curtains fitted to white plastic curtain track in very good condition







## Kitchen



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<b>Internal door</b>	White painted wood with 15 small glazed panels and brass flush pull handle fitted
<b>Ceiling</b>	White painted smooth plaster in very good condition
<b>Walls</b>	White painted in good condition with a few visible wear marks. Skirting boards are painted white and also have some chips and usage marks present. Cream and red tiling is around the edges of kitchen units all tiles appear to be in very good clean condition
 <b>Flooring</b>	Beige marble effect tiles in very good clean condition

<b>Windows</b>	White UPVC double glazed with key lockable handle in good clean condition
<b>Lighting</b>	8x brass plated inset ceiling spotlights with only two working bulbs fitted
 <b>Heating</b>	1x white radiator in fair condition but there is some chips in the paint on the edges and it could use a finish clean
<b>Electrics</b>	1x white plastic telephone point fitted to wall, 1x white plastic tv arial fitted to wall, 1x white plastic double light switch panel fitted to wall, 2x white plastic single sockets fitted to tiles, 3x white plastic double sockets fitted to tiles, 4x white isolation switches
 <b>Kitchen work tops</b>	Dark brown laminated wood effect in very good clean condition. Silver inset right hand drainer sink is fitted with chrome mixer Tap
 <b>Kitchen units</b>	15x cream wooden cupboards/drawers with chrome pull handles fitted in good clean condition with only some minor scrapes of paintwork caused by useage
 <b>Oven and hob</b>	1x black integrated Bosch hob in good condition. It some rusting is present around the back two gas rings. 1x black integrated Bosch oven in good condition but the glass of the mini oven is heavily grease marked and could use a finish clean. 1x extractor hood is fitted above hob and is in good condition
 <b>Other items</b>	2x beige aluminium slat blinds fitted to windows in working order, 1x silver clock fitted to wall, 1x small black Samsung TV fitted to wall with black Samsung remote. 1x square glass dining table and 4 chrome dining chairs with faux leather black seats all in good condition with no damage visible,





## Utility Room

 <b>Internal door</b>	White painted with 9x glazed panels and brass flush pull handle fitted. There are some chips and scuffs to the door frame but it is otherwise in working order
<b>Ceiling</b>	White painted smooth plaster in very good condition
 <b>Walls</b>	White painted in fair condition with some chipped paint and marks in places. Cream and red tiles are around the edges of units and are in very good clean condition. There is a small but of dried paint on one of the tiles
 <b>Flooring</b>	Beige marble effect tiles in good condition but some paint splatters are present
<b>Window</b>	White UPVC double glazed with key lockable handle in good clean condition
 <b>Heating</b>	1x white radiator in fair condition with some chips and black marks present
 <b>External door</b>	White UPVC with one glazed panel and brass flush pull handle fitted. All is in working order but some dirt marks are visible around the handle. There is also what looks like a loose wire that has been taped over above the door
 <b>Kitchen work tops</b>	Dark brown laminated wood effect in good condition but a white marking is visible to right hand side of sink and a small paint Mark on the exposed edge of one worktop. Silver inset left hand drainer sink is fitted with a chrome mixer tap

<b>Kitchen units</b>	2x white wooden cupboard with white door knob handles fitted. Both in good condition
<b>Electrics</b>	1x white plastic single light switch fitted to wall, 2x white plastic double sockets fitted to tiles, 3x white isolation switches, 1x white plastic Drayton boiler thermostat fitted under boiler, 1x wall mounted fuse box
<b>Lighting</b>	1x white plastic light fitting with working bulb and glass shade fitted
 <b>Other items</b>	1x freestanding Bosch dishwasher in good condition, 2x beige aluminium slat blinds fitted to window and external door, 1x indoor plant in pot
 <b>Boiler</b>	White Worcester boiler fitted into cupboard



## Reception Room 2



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<b>Internal door</b>	White painted French style doors with 20 glazed panels and brass flush pull handle fitted
<b>Ceiling</b>	White painted smooth plaster in very good condition.
 <b>Walls</b>	Magnolia painted with 4 visible screw holes and a few scuff marks present. Skirting boards are painted off white and are in good condition
 <b>Flooring</b>	Wood laminate flooring in very good clean condition
<b>Window</b>	White UPVC double glazed with key lockable handle in good clean condition
<b>Heating</b>	1x white radiator in good clean condition
 <b>Lighting</b>	1x brass light fitting with 3 pale pink glass shades and working bulbs, 1x brass wall light fitting with pale pink shade and bulb. There is another wall light that appears to of been removed from the walk me is wrapped up on the floor
<b>Electrics</b>	3x white plastic double plug sockets fitted to wall, 2x 3 way light switches fitted to wall
 <b>Other items</b>	Cream patterned curtains fitted to a white plastic curtain track in very good condition



## Lounge

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<b>Internal door</b>	White painted 15 glazed panel with brass flush pull handle fitted
<b>Ceiling</b>	White painted smooth plaster in very good condition
 <b>Walls</b>	White painted in good condition with 5 visible screws in place that have been painted over. Skirting boards are painted off white and are in good condition
 <b>Flooring</b>	Wood laminate flooring in very good clean condition
<b>Window</b>	White UPVC double glazed with key lockable handle in good clean condition
<b>External door</b>	White UPVC double glazed French doors in good clean condition
<b>Heating</b>	2x white radiators in good condition


<b>Lighting</b>	2x brass light fittings with 3 frosted glass shades on each and working bulbs, 4x brass wall light fittings with frosted glass shades fitted to each
<b>Electrics</b>	4x white plastic double sockets fitted to wall, 2x 3 way light switches fitted to wall, 1x white plastic telephone point, 2x white plastic arial points, 1x white plastic single light switch
 <b>Fire place</b>	Gas fire fitted with marble half and mantle piece in very good condition
 <b>Other items</b>	1x cream vertical blinds fitted to front window, 1x cream vertical blinds fitted to French doors, 1x indoor plant in pot, 4x metal curtain tie backs fitted to walls either side of windows

## Stairs And Landing

<b>Ceiling</b>	White painted smooth plaster in very good condition
<b>Walls</b>	White painted with some small scuff marks present. Skirting boards are painted white and are in good condition
 <b>Flooring</b>	Brown plain loop pile carpets on staircase in used condition but have been cleaned to a high standard. Landing has wood laminate flooring that is in very good clean condition
 <b>Banister and spindles</b>	Painted in white gloss and are in good condition bar a few small chips in paintwork
<b>Lighting</b>	2x white plastic pendants with only 1 working bulb and patterned glass shades fitted
<b>Electrics</b>	3x white plastic single light switches, 1x white plastic double light switch, 1x white plastic isolation switch, 1x white plastic intruder alarm panel fitted to wall
<b>Airing cupboard</b>	1x large water tank fitted
<b>Other items</b>	1x white plastic smoke alarm fitted to ceiling






## Master Bedroom

 <b>Internal door</b>	White 6 panelled with brass flush pull handle fitted in good condition but some paint is chipped on the front and back
<b>Ceiling</b>	White painted artex in very good condition
 <b>Walls</b>	Magnolia painted in fair condition with numerous screw holes and picture hooks in place. Skirting boards are painted white and are in good condition
 <b>Flooring</b>	Wood laminate flooring in very good clean condition
<b>Window</b>	White UPVC double glazed with key lockable handle in good clean condition
<b>Heating</b>	1x white radiator in good clean condition
<b>Lighting</b>	1x white plastic pendant with working bulb and drum shaped shade fitted
<b>Electrics</b>	3x white plastic double sockets fitted to wall , 1x white plastic double light switch fitted to wall, 1x white plastic single light switch, 1x white plastic isolation switch, 1x white plastic TV arial point, 1x white plastic telephone point

 <b>Built in wardrobes</b>	2x built in wardrobes with fitted storage space with shelves and drawers. There are wear and tear marks to the units but otherwise in good condition
<b>Other items</b>	1x cream black out roller blind fitted to window, beige patterned curtains fitted to white plastic curtain track in good condition




## Ensuite

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 <b>Internal door</b>	White 6 panelled with brass flush pull handle, brass deadlock and 5x robe hooks fitted. There are some black smudge marks on woodwork
<b>Ceiling</b>	White painted artex in very good condition with no signs of mould or mildew
 <b>Walls</b>	Part painted white and part tiled in light grey unglazed tiles. There is a couple of picture hooks and marks to the painted wall but all tiles are in very good condition with no discolouration to the grouting
 <b>Flooring</b>	Black unglazed tiles in very good clean condition
<b>Window</b>	White UPVC double glazed with key lockable handle in good clean condition
<b>Lighting</b>	3x inset spotlights with three bulbs fitted
<b>Electrics</b>	1x white plastic shaver plug fitted to wall, 1x white plastic extractor fan fitted to ceiling
 <b>Bathroom room suite</b>	1x white ceramic back to wall toilet with white seat fitted in good clean condition, 1x white ceramic countertop hand basin fitted to black marble effect worktop and white wooden under counter cupboards all in very good condition, 1x white acrylic bath tub with chrome mixer taps and shower attached in good condition but some small black markings are visible inside the bath itself, 1x walk in mixer shower with white acrylic tray and glass door surround all in very good clean condition with just a small brown marking to one tile
 <b>Other items</b>	1x wall mounted mirror, 1x silver aluminium slat blind fitted to window, 1x chrome towel rail, 1x chrome toilet roll holder which is damaged and not fitted to the wall
<b>Heating</b>	1x white radiator in good clean condition

## Bathroom

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 <b>Internal door</b>	White 6 panelled with brass flush pull handle, brass deadlock and 5 robe hooks fitted
<b>Ceiling</b>	White painted artex in very good condition with no signs of mould or mildew
 <b>Walls</b>	Part painted white and part tiled in grey glazed tiles. There are a few screw holes and marks to the painted wall but tiles are in good clean condition with no discolouration to the grouting. There is two screw holes in two tiles in the shower possibly due to an old shelf being removed
 <b>Flooring</b>	Black marble effect tiles in very good clean condition
<b>Window</b>	White UPVC double glazed with key lockable handle in good clean condition



<b>Heating</b>	1x white radiator in fair condition but some blue smudge marks are visible
<b>Electrics</b>	1x white plastic shaver socket fitted to wall, 1x white plastic extractor fan fitted to ceiling
 <b>Bathroom suite</b>	1x white ceramic pedestal hand basin with chrome mixer taps fitted in very good clean condition, 1x white ceramic back to wall toilet with wood effect seat fitted in very good clean condition, 1x shower cubicle with off white acrylic base, fitted chrome mixer shower and glass door surround in very good clean condition
<b>Lighting</b>	3x inset spotlights fitted with 3 bulbs
 <b>Other items</b>	1x chrome toilet roll holder fitted to wall which appears to be slightly loose, 1x chrome towel rail fitted to wall, 1x wall mounted mirror, 1x silver aluminium slatted blind fitted to window



## Bedroom 2



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 <b>Internal door</b>	White painted 6 panelled with brass flush pull handle fitted. There are numerous stickers and sticker marks on the door
<b>Ceiling</b>	White painted artex in very good condition
 <b>Walls</b>	Magnolia painted with numerous blue tack marks and wear and tear scuffs present. The skirting boards are painted off white and are in good condition
 <b>Flooring</b>	Wood laminate flooring in good clean condition with few small markings visible by the radiator
<b>Lighting</b>	1x white plastic pendant with working bulb and cream drum shaped shade fitted
<b>Window</b>	White UPVC double glazed with key lockable handle in good clean condition
<b>Electrics</b>	3x white plastic double plug sockets fitted to wall, 1x white plastic single light switch fitted to wall
 <b>Heating</b>	1x white radiator in good condition but blue ink marks are present
 <b>Other items</b>	Cream patterned curtains fitted to a white plastic curtain track in very good condition, 1x Disney themed clock fitted to wall






## Bedroom 3

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<b>Internal door</b>	White painted 6 panelled with brass flush pull handle fitted
<b>Ceiling</b>	White painted artex in very good condition
 <b>Walls</b>	Magnolia painted in fair condition with some dark usage marks and screw holes across. The skirting boards are painted off white and are in good condition
 <b>Flooring</b>	In generally very good condition but a small paint Mark is present
<b>Window</b>	White UPVC double glazed with key lockable handle in good clean condition
<b>Heating</b>	1x white radiator in good clean condition
<b>Lighting</b>	1x white plastic pendant with working bulb and cream shade fitted



<b>Electrics</b>	3x white plastic double sockets fitted to walls, 1x white plastic telephone point, 1x white plastic arial point, 1x white plastic single light switch
 <b>Other items</b>	1x cream black out roller blind fitted to window, cream floral patterned curtains fitted to a white plastic curtain track in very good condition
 <b>Built in wardrobe</b>	1x brass clothes rail is fitted and 1x white wooden shelf. All in good order

## Bedroom 4

 <b>Internal door</b>	White painted 6 panelled with brass flush pull handle fitted. There are some sticker and blue ink marks on both sides of the door
<b>Ceiling</b>	White painted artex in very good condition
 <b>Walls</b>	White painted in fair condition with 4 screw holes in place and a few usage marks. Skirting boards are painted off white and are in good condition
 <b>Flooring</b>	Wood laminate flooring in good condition but some paint marks are visible in places
<b>Window</b>	White UPVC double glazed with key lockable handle in good clean condition
<b>Heating</b>	1x white radiator in good clean condition
<b>Lighting</b>	1x white plastic pendant with patterned glass shade and bulb fitted
<b>Electrics</b>	3x white plastic double plug sockets fitted to wall. 1x white plastic single light switch fitted to wall
 <b>Built in wardrobe</b>	White storage unit and drawers are fitted along with a brass clothes rail and white wooden shelf. The storage unit has some wear and tear but otherwise in good order
 <b>Other items</b>	1x white black out roller blind fitted to window, white tassels curtains fitted to a metal curtain pole in very good condition, 1x green clock fitted to wall




## Bedroom 5/ Study

<b>Internal door</b>	White painted 6 panelled with brass flush pull handle fitted
<b>Ceiling</b>	White painted artex in very good condition
 <b>Walls</b>	White painted in good condition with a few screw holes and scuff marks in places. Skirting boards are painted white and are in good condition
 <b>Flooring</b>	Wood laminate flooring in very good clean condition
<b>Window</b>	White UPVC double glazed with key lockable handle in good clean condition
<b>Lighting</b>	1x white plastic pendant with bulb and patterned glass shade fitted
<b>Electrics</b>	1x white plastic telephone point, 2x white plastic double sockets fitted to wall, 1x white plastic single light switch fitted to wall
<b>Heating</b>	1x white radiator in good clean condition
 <b>Built in desk and cupboards</b>	Dark laminated wood effect in very good clean condition

 <b>Store cupboard</b>	2x shelves covered in newspaper
 <b>Other items</b>	Cream tasseled curtains fitted to a metal curtain pole in very good clean condition, 1x portable light fitting plugged into socket under desk


## Rear Garden

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<b>Boundaries</b>	Dark painted wooden slat fencing, some panels to the middle are slightly damaged and may need re fitting
 <b>Lawn</b>	Well maintained grass
 <b>Patio</b>	Yellow paving stones in good condition with some moss and grass growing inbetween
 <b>Other items</b>	1x wooden swinging bench, 1x washing line fitted into lawn, 1x pop up green house, numerous shrubs and plant pots, 1x brown bin, 1x green bin, 1x grey bin, 1x plastic water collector, 3x white plastic chairs



## Garage

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<b>Double garage doors</b>	Brown metal in good condition
 <b>Inside of garage</b>	Large clear space with some storage units and shelves present. 1x working light

## Utilities

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 <b>Electricity</b>	Photo
 <b>Gas</b>	Photo

# Utilities

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## Gas

Gas Reading            079163222

Gas Meter No            G4K20901791001

Gas Meter Located      Outside of property

Gas Supplier

## Electricity

Elec Reading Low        721325

Elec Reading Normal

Elec Meter No            K95J76938

Elec Meter Location     Outside of property

Elec Supplier

## Water

Water Reading

Water Meter Located

Water Supplier

# Notes

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The property is very well presented and is in overall good clean condition. The paintwork throughout does have some wear and tear but nothing that requires immediate attention. The only issue found was the back fence looks slightly damaged and has dropped back a bit. This may need re fitting.

# Disclaimer

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This inventory provides a fair and accurate record of the contents of the property and the property's internal condition. The person preparing the inventory is not an expert in fabrics, woods, materials, antiques, etc; nor a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment; nor as a structural survey report.

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial content of same.

NB. The tenant should check the Inventory and Report and note any defects, marks, etc. that may have been missed and return within a 7 day period. Failure to return with any alteration will be deemed as accepting the property in the condition described in this Inventory and Report.

I understand that this is a NON-SMOKING property and that any damage to furnishings and fittings, staining, burns or unpleasant odours that may be caused by smoking, or by me permitting someone to smoke in this property, will be my responsibility. I agree that such damage will be made good with monies taken from my security deposit held by a government-approved deposit protection scheme.

Agent Signature ..... Date .....

Tenant Signature ..... Date .....

Tenant Signature ..... Date .....

Guarantor Signature ..... Date .....