



HOMESTEAD INVENTORIES

Inventory Report

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**Woodville House
Raby Road
Wirral**

CH63 4JR




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Room Conditions






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.

Entrance Hallway







 Ceiling	White and magnolia painted smooth plaster in immaculate condition
 Walls	Magnolia painted in very good condition with no marks or damage. There is lighter paintwork to the side of radiator
 Flooring	Solid wood block flooring in good clean condition with some cracks and wear marks present
Window	Solid wood framed sash windows in very good clean condition
Front door	Solid wood with two glazed panels and lever latch lock fitted in good working order
 Lighting	1x cream metal chandelier style light fitting with three bulbs fitted
Electrics	2x white plastic double light switches, 1x white plastic single light switch, 2x white plastic double plug sockets
Heating	1x white radiator in good clean condition
 Other items	Cream floral fabric lined curtains are fitted to plastic curtain track over front door with matching tie backs and hooks fitted to wall in good clean condition, 1x black tall lamp with bulb, 1x mirror fixed to wall, 1x fish tank with fish living inside, 2x small wall shelf fittings either side of fish tank, 2x plants in pots, 1x security alarm panel is fitted to wall, 1x white voice intercom system is fitted to wall

Lounge





Internal door	Solid wood six panelled french style door with brass flush pull handles fitted in good clean working order
Ceiling	White painted smooth plaster in immaculate condition
 Walls	Magnolia painted with gold painted edging around the top of walls in immaculate condition
 Flooring	Solid wood block flooring in very good clean condition. There are some slightly lighter marks in places possibly due to where furniture has been
Window	Solid wood framed single glazed window in very good clean condition
 Lighting	2x clear droplet chandelier light fittings with 7 bulbs fitted in each
 Electrics	5x white plastic double plug sockets, 5x white plastic single plug sockets, 1x socket covering that is missing with wires exposed, surround system is built in with 4 black speakers fitted to wall
Heating	3x white radiators in good clean condition
 Fire place	1x black log burner fire fitted inside cream stone mantelpiece and surround in as new condition

 Other items	3x sets of beige velvet curtains fitted onto plastic curtain tracks above each window with matching tie backs and hooks fitted to either side all in good clean condition, 1x wooden storage unit in very good condition
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Dining Room

Internal door	Solid wood 6 panelled with brass flush pull handle fitted in good clean working order
Ceiling	White & gold painted smooth plaster in immaculate condition
 Walls	Magnolia painted in very good clean condition. There is an open hole underneath fish tank and some brown streak which may be coming from the tank itself
 Flooring	Solid wood block flooring in good clean condition, there is some slight gapping inbetween some blocks and minor wear marks in places
 Windows	Solid wood framed single glazed windows in very good clean condition. There is one small crack in the middle top panel which may require attention
 Lighting	1x gold chandelier light fitting with 5 bulbs fitted
Electrics	1x white plastic single light switch, 3x white plastic double plug sockets, 1x white plastic telephone point
Heating	1x white radiator in good clean condition
 Fire place	Open living inset flame fire in good condition
 Other items	Beige velvet curtains are fitted to plastic curtain track above window with matching tie backs and hooks fitted either side, 1x fish tank is built into wall with fish inside, 1x Orange floral rug is rolled up to be put out when property is empty







Toilet





Internal door	Solid wood 6 panelled with brass flush pull handle fitted in good clean working order
Ceiling	White painted smooth plaster in very good condition with no signs of mould or mildew
 Walls	Cream & salmon pink marble effect tiles with floral boarder detail to the centre, all in good clean condition with no discolouration to the grouting
 Flooring	Black stone floor tiles in very good clean condition
Lighting	1x glass dome shaped light fitting with bulb fitted
Electrics	1x white plastic light switch pull cord
 Bathroom suite	1x white ceramic back to wall toilet with white seat fitted in good clean condition, 1x white ceramic counter top hand basin with separate chrome tap in very good clean condition
 Other items	1x brass toilet roll holder fitted to wall, 1x white soap holder fitted to wall, 1x mirror fixed to wall, 1x towel hook fitted to wall

Reception Room 2




Internal door	Brown solid wood 6 panelled with brass flush pull handle fitted in good clean working order
 Ceiling	Solid stained wood ceiling in very good condition
 Walls	Magnolia painted in very good clean condition, there is just two faint streak marks present on one wall
 Flooring	Solid wood block flooring in very good clean condition. There are some signs of wear in places and a few usage marks
Window	White UPVC double glazed with key lockable handle in good clean condition
 Lighting	1x chrome chandelier light fitting with 5 bulbs fitted
Electrics	3x white plastic double plug sockets
Heating	1x white radiator in good clean condition
 Other items	Beige floral curtains are fitted to plastic curtain track above window with matching tie backs and hooks fitted either side in good clean condition, 1x wicker decorative sticks, 1x stained wooden unit in good condition, 1x mirror fixed to wall

Kitchen







Internal door	Solid wood 6 panelled with brass flush pull handle fitted in good clean working order
Ceiling	Cream painted artex with solid wooden beaming in very good condition
 Walls	Magnolia painted in very good clean condition with two nail in place and one chip in paintwork. Kitchen splash backs are tiled in cream glazed tiles with blue patterned detail to the centre
 Flooring	Black stone tiles in very good clean condition with some cream and gold detail to the centre in good condition
Window	Solid wood framed single glazed window in good clean condition
Lighting	24x silver inset spotlights with fitted bulbs
Electrics	1x white plastic double light switch, 1x white plastic single light switch, 8x white plastic double plug sockets, 1x white plastic single plug socket, 2x white plastic isolation switch
Heating	1x white radiator in good clean condition
 Kitchen work tops	Beige marble effect work tops in very good clean condition with cream inset right hand drainer sink fitted with brass mixer tap in good condition. The kitchen island has black speckled granite work tops also in good clean condition
 Kitchen units	24x solid wood tradition style cupboards/drawers with wooden knob handle fitted in good clean working order
 Oven and hob	1x black integrated Britannia double oven and 5 ring gas hob in good condition hand has been cleaned to a high domestic standard
 Fridge	1x white built in fridge in good clean condition with all shelves and drawers in tact minus one crack visible on the top drawer

 Freezer	1x white built in freezer with all drawers in tact in very good clean condition
 Dishwasher	1x silver integrated Bosch dishwasher in good clean condition
 Aga	1x black integrated aga in very good condition
 Other items	Wooden slat blinds are fitted to window in good working order, 1x large wall mounted clock, 1x wall ornament, 1x exercise machine, 1x grey Busch tv fitted to wall with sky+ box, 1x wooden shelf fitted to wall




Swimming Pool



 Flooring	Cream tiled in good condition
 Pool	1x large swimming pool with blue cover over
Windows	White UPVC double glazed with key lockable handle in good clean condition
 Other items	1x brown statue, 1x exercise machine, 1x wooden sun lounger, 1x large floral rug, 1x large plant

2nd Entrance Hallway






Front door	Brown solid wood with 9 small glazed panels, brass flush pull handle, letter plate and security chain are fitted. All in good working order
Ceiling	White painted smooth plaster in very good condition
 Walls	Magnolia painted in very good clean condition,
 Flooring	Beige marble effect tiles with patterned boarder detail to edges in very good clean condition
 Lighting	1x large chrome and glass light fitting with fitted bulb
Electrics	2x white plastic single light switches, 1x white plastic double light switch, 1x white plastic single plug socket
Heating	1x white radiator in good clean condition
 Other items	1x large picture fitted to wall, 1x wall mounted mirror, 1x wooden shelf over radiator, 1x wooden slat bench, 3x coat hook plaques fitted to wall, 1x boiler thermostat fitted to wall, 1x white plastic smoke alarm fitted to ceiling
 Meter cupboard	1x brown painted wooden electricity meter cupboard
 Store cupboard	1x store cupboard in good order

Stairs & Landing



Ceiling	White painted smooth plaster in very good condition
 Walls	Magnolia painted in very good clean condition,
 Flooring	Beige plain loop pile carpets in good condition. There are some minor wear marks in places
 Banister and spindles	Solid brown wood in good clean condition
Lighting	1x white plastic pendant with working bulb fitted



 External door	White UPVC french style doors with brass flush pull handles fitted leading to small railed balcony area
 Other items	2x solid wood chairs with matching table, 1x wooden curtain pole is fitted above external door with beige velvet curtains attached, 1x green floral rug, 1x tall decorative vase, 1x dark brown storage unit, green patterned fabric curtains are fitted above window with matching tie backs and hooks fitted either side
Window	Solid wood framed single glazed window in good condition

Master Bedroom




Internal door	Solid wood 6 panelled with brass flush pull handle fitted in good clean working order
Ceiling	White painted smooth plaster in very good condition
 Walls	Magnolia painted in good clean condition with a few wear marks in places
 Flooring	Solid wood flooring in overall good clean condition with some slight gapping between boards in places
Window	Solid wood framed single glazed window in good clean condition
 Lighting	1x white plastic pendant with working bulb fitted, 2x chrome wall lights with cream shades fitted
Electrics	2x white plastic double light switches, 1x white plastic single light switch, 4x white plastic double plug sockets, 1x missing plastic covering to socket
Heating	2x white radiators in good clean condition
 Other items	Beige velvet curtains are fitted to plastic curtain track above windows with matching tie backs and hooks fitted either side, 1x cream fabric covered pouf, 4x framed pictures fitted to walls
 Walk in wardrobe	1x wooden three door wardrobe unit, 1x wooden bookshelf, 1x large mirror, beige velvet curtains are fitted to window with matching tie backs and hooks fitted. There is one crack present on the window

Ensuite




Internal door	Solid wood 6 panelled with brass flush pull handle fitted in good clean working order
Ceiling	White painted smooth plaster in very good condition
 Walls	Tiled in grey marble effect tiles with black patterned boarder detail to the centre in overall good clean condition but there is slight discolouration to the grouting around bathtub
 Flooring	Black stone tiles in generally good clean condition
Window	White UPVC double glazed with key lockable handle in good clean condition



 Bathroom suite	1x white ceramic back to wall toilet with white seat fitted in fair clean condition, 1x white ceramic pedestal hand basin fitted with chrome separate tap in fair clean condition, 1x white acrylic corner bath tub with chrome mixer tap and shower head fitted in fair clean condition, there is some damage to the bath side panel. There is also a jacuzzi system fitted
Lighting	1x white dome light fitting with bulb
Heating	1x white radiator in good clean condition
 Other items	1x chrome towel rail, toilet roll holder and robe hook are fitted to wall, 1x white floral roller blind is fitted to window, 1x metal curtain track is fitted above window, 1x wall mounted mirror with light

Bedroom 2





Internal door	Solid wood 6 panelled with brass flush pull handle fitted in good clean working order
Ceiling	White painted smooth plaster in very good condition
 Walls	Magnolia painted in generally good clean condition with just a few minor chips in places
 Flooring	Beige plain loop pile carpets in clean condition but s few stain marks are present
Window	Solid wood framed single glazed window in good condition
Lighting	1x white plastic pendant with working bulb fitted
Electrics	1x white plastic single light switch, 3x white plastic double plug sockets
Heating	1x white radiator in good clean condition
 Other items	1x wooden 4 poster bed frame with mattress in good clean condition, 1x wooden mirrored wardrobe in good condition, 1x wooden chest of drawers, 2x wooden bedside tables, 1x wooden bookshelf and desk with matching stool, 1x large wall canvas, 1x wooden wall art, 1x wooden curtain pole is fitted above window with red fabric curtains attached in good condition, 1x large floor rug

Office

Internal door	Solid wood 6 panelled with brass flush pull handle fitted in good clean working order
Ceiling	White painted smooth plaster in very good condition
 Walls	Magnolia painted in good clean condition with one nail in place
 Flooring	Beige plain loop pile carpets in generally good condition with a few light stain marks in places
 Window	Solid wood framed single glazed window in good condition but there is a crack in one pane present
Lighting	1x plastic strip light with bulb fitted
Electrics	1x white plastic single light switch, 1x white plastic double plug socket
Heating	1x white radiator in good clean condition


 Other items	3x wooden desk units, 2x desk chairs, 1x wooden coffee table, 1x large wooden bookshelf, 1x wall mounted coat hook and memo board, large built in wooden wardrobe units, 1x wooden curtain pole with beige fabric curtains attached with matching tie backs and hooks fitted
 Boiler	1x white Worcester boiler is fitted in cupboard in working order but there is a leak present

Bathroom




Internal door	Solid wood 6 panelled with brass flush pull handle fitted in good clean working order
Ceiling	White painted smooth plaster in very good condition with no signs of mould or mildew
 Walls	Part papered in textured white wallpaper and part tiled in white glazed tiles in overall good clean condition. There is discolouration to the grouting in the shower cubicle around tray
 Flooring	Black and white floor tiles in overall good clean condition but there is an orange stain next to the bathtub
Windows	Solid wood framed double glazed window in good clean condition
 Bathroom suite	1x white ceramic pedestal hand basin with separate brass tap fitted in very good clean condition, 1x white acrylic bath tub with separate brass taps fitted in very good clean condition, there is some wear marks to the black bath side panel, 1x white ceramic back to wall toilet with black seat fitted also in very good clean condition, 1x white acrylic shower cubicle with chrome mixer shower fitted and glass screen doors. All in fair condition, there seems to be some limescale on the frame of cubicle door and mildew build up in the seal around the shower tray. There is also a lot of chipped paintwork above shower possibly due to the dampness
Lighting	1x white light fitting with bulb
Electrics	3x white plastic switch pull cords, 1x white plastic shaver socket
Heating	2x white radiators in good clean condition
 Other items	1x wooden towel stand, 1x over bath decorative shelf, 2x ceramic soap holders, 1x ceramic tooth brush holder, 1x wall mounted mirror with light, 1x ceramic toilet roll holder, 2x white floral roller blinds fitted to windows, 1x indoor plant, 2x wall mounted pictures

Bedroom 4





Internal door	Solid wood 6 panelled with brass flush pull handle fitted in good clean working order
Ceiling	Multi coloured painted smooth plaster with solid wood beaming in good order
 Walls	Painted blue, red and green in good clean condition
 Flooring	Beige plain loop pile carpets in good condition with a few small stains present
Window	Solid wood framed skylight window in good clean condition
Lighting	1x silver spotlight bar with 4 bulbs and shades fitted

Electrics	1x white plastic single light switch, 1x white plastic double plug socket, 1x white plastic single plug socket
Heating	1x green radiator in good clean condition
 Other items	2x built in wooden white and green painted units in good clean condition, 1x wooden chest of drawers unit in good order, 2x wooden bedside tables in good order, 1s black framed mirror, 1x bird art picture




Bedroom 5

Internal door	Solid wood 6 panelled with brass flush pull handle fitted in good clean working order
Ceiling	White painted smooth plaster with stained wood beaming in good condition
 Walls	Magnolia painted in good clean condition with two painted over screws in place
 Flooring	Blue plain loop pile carpets in fair condition with some white stain marks present
Window	Solid wood framed skylight window in good clean condition
Lighting	1x white plastic pendant with working bulb and wicker style shade fitted
Electrics	1x white plastic single light switch, 3x white plastic double plug sockets
Heating	1x white radiator in good clean condition
 Other items	1x white painted built in desk unit in good condition, 1x wooden unit in good condition, 1x wooden double bed frame with white mattress fitted in good clean condition, 1x velux pull down blind is fitted to window



Bedroom 6

Internal door	Solid wood 6 panelled with brass flush pull handle fitted in good clean working order
 Ceiling	Magnolia painted with solid wood beaming in place in fair condition with one white Mark present and some wear in places
 Walls	Magnolia painted in fair condition with some blue tac marks and chips in places. One wall is painted chocolate brown and is in good order
 Flooring	Blue plain loop pile carpets in generally good clean condition
Window	Solid wood framed skylight window in good clean condition, 1x solid wood framed single glazed window
Lighting	3x chrome spotlight bars with three shades on each and bulbs fitted
Electrics	1x white plastic pull cord light switch, 3x white plastic double plug sockets
Heating	1x white radiator in good clean condition
 Other items	2x wooden bedside table in good order, 1x wooden chest of drawers unit in good order, 1x wooden wardrobe with chrome pull handles fitted in good order. There is a white sticker stuck to the front, 1x wooden framed stand mirror, 1x faux black leather double bed frame in good condition



Shower Room

Internal door	Solid wood 6 panelled with brass flush pull handle fitted in good clean working order
Ceiling	White painted smooth plaster in good condition but there is slight spots of mildew present
 Walls	Part magnolia painted in good order and part white glazed tiling in fair condition with two visible screw holes and some discolouration to the grouting
 Flooring	Beige plain loop pile carpets in poor condition with heavy staining around shower cubicle
Window	White UPVC double glazed with key lockable handle in good clean condition
 Bathroom suite	1x white ceramic back to wall toilet with white seat fitted in good clean condition, 1x white ceramic counter top hand basin fitted to wall with separate brass tap in very fair clean condition, 1x white acrylic shower cubicle with glass screen door and chrome mixer shower fitted in fair clean condition with some discolouration to the tile grouting and chips to shower tray
Lighting	1x glass dome shaped light fitting with bulb
Electrics	1x white plastic pull cord light switch
Heating	1x white radiator in good clean condition
Other items	1x white bathroom cabinet fitted to wall, 1x wooden toilet roll holder fitted to wall

Gardens

 Lawn	Large maintenance grass lawns with tress and shrubbery present all in very good order
 Driveway	Cobbled drive in good order

Utilities

 Electricity meter	Photo
 Gas meter	Photo

Utilities

Gas

Gas Reading 64033

Gas Meter No 0051566S

Gas Meter Located Outside of property

Gas Supplier

Electricity

Elec Reading Low 11463

Elec Reading Normal

Elec Meter No S72J01122

Elec Meter Location Hallway in cupboard

Elec Supplier

Water

Water Reading

Water Meter Located

Water Supplier

Notes

The property is in good condition and presented beautifully throughout. There are some minor cosmetic issues picked up with regards to some bedroom carpets, cracks in windows and discoloured grouting to showers but otherwise the property is in good clean condition.

Disclaimer

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