

## Inventory Report Schedule of Condition

'Farm Cottage',  
Old Farm Lane,  
Birdlip,  
Gloucestershire,  
GL44 - 9PL.

A 4 Bedroom Un-Furnished House

Report Prepared On:  
16<sup>th</sup> December 2009

Our Reference:  
T & G 456/09

On Behalf Of:  
Tadford & Gatings

## DISCLAIMER

This inventory has been prepared by DMR. Inventory Services and includes all the contents as seen at the time of inspection. Unless otherwise noted in the comments, all items are considered in good and undamaged condition.

The terminology used in describing the items herein, may not be entirely accurate. It is accepted, that the terminology is for identification purposes only, and the inventory should not be used as an accurate description of each and every item, or as a structural survey.

Lighting, appliances and machinery will *only* be tested for power where practical and will be noted in the comments if this is so. For health & safety reasons: DMR Inventory Services cannot undertake the searching of areas/places deemed inaccessible *or* due to overcrowding, e.g. Drawers *or* cupboards, *or* to move/inspect heavy furniture/objects, including -mattresses. It is the tenants responsibility to check the inventory report after check-in. Any items/areas stated as being 'un-checked' should be checked for its condition from day 1. Any comments or observations should be advised to DMR Inventory Services/the agent *or* landlord immediately, so that the relevant details can be noted accordingly. Any 'non-reported' comments will not be included in the definitive inventory schedule document.

**The inventory will be checked by DMR Inventory Services at the end of the tenancy. All items should be clean, and situated in the same location as *originally* listed. An additional time-charge fee *may* be applied to the tenant, if items require re-locating, photographing or re-siting by DMR Inventory Services, during the check-out procedure.**

	<u>CHECK IN</u>	<u>CHECK OUT</u>
LANDLORD / REPRESENTATIVE NAME:	.....	.....
SIGNATURE:	.....	.....
TENANT / REPRESENTATIVE NAME:	.....	.....
SIGNATURE:	.....	.....
DATE:	.....	.....

**(Signed and checked as agreed, Pages 2 - 17 Inclusive)**

Note: The property has been newly re-furbished throughout.

All fixtures/fittings/white goods & flooring, are in a newly installed condition.

All rooms have been re-decorated and are newly painted.

All carpets are newly fitted. The Gravel DRIVEWAY is newly laid.

All pinewood DOORS and fixtures, are newly fitted.

### Frontage

1. Low Ragstone WALL, to left and right of Small wooden GATE, with matching Posts, -  
- Large Mature Shrubs and Small grassed area, to left hand WALL.  
**(Grass heavily weedy/un-cut, SHRUBS heavily overgrown/un-trimmed & H.Seasonal).**
2. FLOWER and SHRUB BEDS, to left and right of flagstone walkway – approach to FRONT DOOR, -  
- with raised Ragstone face @ right hand side & inset flagstones to Left hand BED.  
**(Left hand BED lightly weedy, ROSE BUSH heavily un-trimmed/over-grown, -  
- RH BED newly planted with Young SHRUBS and PLANTS – weed free).**
3. Period SADDLE-STONE, to edge of RH BED, with flagstone Steps-Up approach - to Gravel drive.
4. 2 x modern black WALL LIGHTS, 1/2 Lantern-style & ELECTRICITY LOCKER, to right hand side.

### GARAGE approach – Leading to REAR GARDEN area

5. Gravelled DRIVEWAY & 2 x SMALL 5 BAR GATES, with matching Posts, Ragstone WALL continues,  
- to left and right hand sides on approach. **(GATES and Posts newly fitted).**
6. Small Mature EARTH BED and PLANTS to left & right hand sides on approach.
7. EARTH BED, to RH side on entrance, with Mature SHRUBS and ROSES/Small BEECH TREE.  
**(BEDS weeded, ROSES un-trimmed/over-grown and heavily seasonal).**
8. On RH BED: Spare ROOF TILES and SMALL Brown Glazed PLANTER.
9. To left hand side of DRIVEWAY: EARTH BED with granite block-edging containing:-  
Newly planted SHRUBS. **(All weeded and tidy).**
10. Gravel walkway continues, to left hand side of GARAGE, with EARTH BED containing:-  
ALPINE PLANTS/FLOWERS and Small SHRUBS, to left and right hand BEDS.  
**(All BEDS weeded, trimmed and tidy).**

11. To left of GARAGE DOOR – Off gravel walkway, flagstone Steps-Down approach, to large matching –  
- flagstone PATIO area, with raised Ragstone faced EARTH/SHRUB/Small PLANT Beds.  
**(Raised SHRUB/EARTH BEDS: All weeded/trimmed and tidy).**
12. Single raised flagstone Step-Up approach, opposite KITCHEN EXIT DOOR, and 2 x matching -  
- flagstone Steps-Up, to inset Flagstone/GRAVEL BED approach to Side GARAGE DOOR.
13. Large rear LAWNED area, with **OIL TANK** to rear of GARAGE & OUTSIDE TAP, -  
- Large rectangular concrete area to left of single Step Up – left of LAWN.  
**(LAWN un-cut/un-trimmed, lightly weedy & patchy in places, L & RH edges un-trimmed).**
14. 6 x Young FRUIT TREES to stakes, at end of GARDEN.
15. BOUNDARY to left hand side: 'Newly erected' Lap and panelled FENCING sections to left & back -  
- of Rectangular concrete area; 'old' Lap & panelled FENCING to left hand BOUNDARY beyond.  
**(FENCE PANELS heavily leaning/aged and weathered, POSTS & Slats weathered).**
16. To left hand BOUNDARY: Large CONIFER TREE, BEECH TREES and Mature SHRUBS –  
- from left hand *neighbouring property*. **(Un-trimmed/heavily seasonal).**
17. BOUNDARY, to right hand side, POST and Slat FENCING with wire & EARTH BANK to front.  
**(EARTH BANK heavily nettle-strewn/weedy and un-tended, FENCING aged).**
18. Rear BOUNDARY, to Period Dry-stone WALL.
19. OUTSIDE TAP to WALL, below UTILITY ROOM WINDOW.

## **GARAGE**

20. Stone construction, with cream painted finish to render, on left hand side.
21. DOOR FRAME & SURROUND, painted light grey, with 2 x matching Lap & panelled- style DOORS, decorative black lever handle & lock back plates.  
**(all newly fitted, handle worn).**
22. Back of DOOR FRAME and DOORS, as before, with blue edging strip panels to left and right/-  
- with un-painted edges. **(light cobwebbed).**
23. Back of DOORS, as before. **(Light scuffs to edges).**
24. ELECTRICAL SWITCHES and SOCKETS, as fitted.
25. **ELECTRICAL SWITCH BOX** and 2 CEILING MOUNTED LIGHTS.

26. 3 SINGLE OPENER WINDOWS, with matching fixed panels, light grey painted finish, - double glazed with brass-effect locking handles/stays, **2 x KEYS** for handles. **(Panes smeary)**.
27. 3 WINDOW SILLS, in natural MDF. **(Scuff marked and dusty)**.
28. DOUBLE OPENER WINDOW and SILL, as before.  
**(Panes smeary and dusty, SILL scuff marked and dusty)**.
29. Inside: **Assorted Hardboard/Chipboard/Plaster Board sheets**.
30. ROOF, insulation panels and plain wood beams.
31. WALLS, to breeze block.
32. FLOORING, to plain concrete.
33. **EXIT DOOR**: DOOR FRAME and SURROUND/DOOR, as on Entrance.
34. **Back of DOOR FRAME and DOOR** – GARDEN side, as before, with natural wood STEP.  
**(STEP heavily marked)**.

#### FRONT DOOR and Entrance – SITTING ROOM area

35. DOOR FRAME and SURROUND, to light polished pinewood finish. **(Light cobwebs to edges)**.
36. DOOR STEP, as FRAME. **(newly oiled)**.
37. DOOR, inset ridged style oakwood finish, light polished wood finish, ring-style knocker - and back plate with decorative black metal handle/lock back plate. **(Newly fitted)**.
38. Back of DOOR FRAME, painted cream.
39. Back of DOOR, as before.
40. ELECTRICAL SWITCHES & SOCKETS, as fitted, with SINGLE DIMMER/DOUBLE LIGHT SWITCH - PANEL on Entrance, 3 x TELEPHONE SOCKETS and 2 x TELEVISION SOCKETS, **SMOKE ALARM** and 5 x UPLIGHTERS in ivory painted finish over-plaster. **(SMOKE ALARM working)**.
41. FIRE PLACE: Period stained wood beam above **Black cast metal DUAL-FUEL LOG BURNER**, - with matching CHIMNEY, clear glazed face, black metal handle with twist-latch & base shelf to match. **(Ash strewn inside)**.
42. At base of FIRE: **2 x Shaped BLACK METAL HANDLES** - for LOG BURNER.
43. **DIGITAL ROOM STAT** to WALL – For Under-Floor Heating.
44. CEILING, painted ivory. **(Newly painted)**.
45. 2 x double glazed, DOUBLE OPENER WINDOWS, with matching fixed panel, 2 x screw-style locks -and decorative black metal handles/stays, all to Stone mullions.

46. WINDOW SILL, in cream painted finish, with **1 x WINDOW LOCK KEY** on SILL.
47. **DOUBLE EXIT DOORS to REAR PATIO area**: DOOR FRAME and SURROUND, painted cream,  
- with 2 x clear glazed double glazed DOORS to cream painted Frame and Surround, -  
3 x black metal slider bolts and decorative black metal handle with back plate & **1 x KEY** in lock.
48. Back of EXIT DOORS – GARDEN side, as before, painted light grey with lightwood BASE SILLS.  
**(BASE SILL newly oiled)**.
49. WALLS, painted ivory. **(Newly painted)**.
50. SKIRTINGS, painted ivory.
51. FLOORING, to large rectangular Limestone tiles. **(Newly fitted)**.

#### **UNDER-STAIRS CUPBOARD**

52. DOOR FRAME and SURROUND, painted ivory.
53. DOOR, Lap and panelled-style, to natural pinewood finish, black decorative hinges and latch stay.
54. Inside: **ELECTRICAL SWITCH BOX**, **1 x Multi-purpose UTILITY LOCKER KEY** on top.
55. Decoration: Underside of STAIRS, in MDF.
56. WALLS, as entrance area.
57. SKIRTING and FLOORING, as Entrance area. **(Limestone tiles heavily paint splashed)**.

#### **SMALL HALL approach, to CLOAKROOM**

58. DOOR FRAME and SURROUND, painted ivory.
59. DOOR, Lap and panelled-style, in natural pinewood finish with black metal handle and stay.
60. Back of DOOR FRAME and SURROUND/DOOR, as before.
61. INSET CEILING LIGHT.
62. CEILING and WALLS, as ENTRANCE HALL area. **(WALLS 'damp' mark low-level opp. Entrance)**.
63. SKIRTING and FLOORING, as Entrance area. DOOR STOP fitted to SKIRTING.

### CLOAKROOM

64. DOOR FRAME and SURROUND/DOOR, as on Entrance.
65. Back of DOOR FRAME and SURROUND/DOOR, as before.
66. RADIATOR, in white, with thermo valve.
67. Circular EXTRACTOR FAN- 'trickle' type, in white.
68. CEILING mounted LIGHT, with oval chrome boss, 2 x matching halogen bulb holders.
69. Wall mounted circular BASIN in white glaze, chrome drainer/over-flow/plunger plug & mixer tap.
70. CLOSE COUPLE WC & CISTERN, in white glaze, chrome flush-button and composite white seat/lid.
71. 2 x RAISED LEDGES, in cream painted finish.
72. SPLASH BACK PANEL - to back of BASIN, in shades of cream/brown/grey marbled-effect.
73. CEILING and WALLS, painted ivory. **(Newly painted)**.
74. SKIRTING and FLOORING, as in SMALL ENTRANCE HALL before.

### KITCHEN area – off ENTRANCE HALL

75. ELECTRICAL SWITCHES and SOCKETS, as fitted, with TRIPLE DIMMER SWITCH/ELECTRICAL -  
- SWITCH PANEL fitted - to left on entrance, TELEVISION SOCKET, **SMOKE ALARM** and -  
13 x S/S edged INSET HALOGEN BULB HOLDERS. **(SMOKE ALARM not tested)**.
76. 4 x UNDER-UNIT STRIPLIGHTS.
77. EXIT DOORS to PATIO – Right on Entrance: 2 x fixed double glazed panels, -  
2 x matching opening DOORS, with decorative black metal handle and lock back plate, -  
**1 x KEY** in lock and 2 x black slider bolts fitted.
78. Back of EXIT DOORS to PATIO – Garden side, as before, painted light grey, lightwood BASE SILL.  
**(BASE SILL newly oiled)**.
79. DOUBLE EXIT DOORS – Opposite Entrance, as before, in cream painted finish, **1 x KEY** in lock.
80. Back of DOUBLE EXIT DOORS' – GARDEN side, as before, painted light grey, lightwood BASE SILL.
81. **EXTRACTOR HOOD**, in S/S with 3 x grilles. **(Unit & LIGHT working, S/S lightly dusty/smearly)**.
82. **KITCHEN RANGE**: in S/S, a Smegg model, S/S edge & back panel to clear glazed hot plate top, S/S display panel and 8 x S/S  
& black control knobs. **(Not tested, newly fitted)**.
83. **FAN OVEN**, to LH side: S/S edged top and bottom panels, matching rod-style full-width handle, -  
- mirror faced glazed centre to door and clear glazed back panel.

Inside: 2 x chrome slider grills, black enamelled grill tray with chrome grille.

**(Light and unit working, newly fitted).**

84. To right hand side: Narrow DOOR, as before.

Inside: 2 x chrome side grills, chrome slider grill, black enamelled grill tray with chrome grill & -  
- chrome Double Lifting Handle.

85. To bottom: S/S STORAGE LOCKER and flap to face.

86. KITCHEN UNITS: Ivory painted finish over-oak, with matching Cornice and Kick-Boards, -  
shaker-style doors, with light polished wood handles to all.

87. WALL UNIT 1, single door with 2 shelves.

88. WALL UNIT 2, ivory painted frame edge, to clear glazed door, Inset Halogen Bulb Holder -  
- to top panel and 2 x glass shelves. **(Bottom edge of frame below door: light indent).**

89. WALL UNIT 3, single door with 2 shelves.

90. WALL UNIT 4, single door with 2 shelves.

91. WALL UNIT 5, as WALL UNIT 2.

92. WALL UNIT 6, single door with 2 shelves.

93. WORKTOPS, blockwood-style oak finish, in light polished-style, matching back edges to WALLS -  
- and 6 x S/S rod-style Inset POT STANDS - to left and right of RANGE.

**(NOTE: WORKTOP should be regularly treated with 'Oil' to safeguard condition of surfaces).**

94. BASE UNIT 1, below WALL UNIT 1, single drawer and door unit.

95. BASE UNIT 2, dummy-faced door contains: a REFRIGERATOR.

Inside: 2 x white edged glazed shelves, 2 x white edged half glazed shelves, 1 x plastic chiller box.

In Door: 2 x clear plastic jar/bottle racks. **(unit working and newly fitted).**

96. BASE UNIT 3, as BASE UNIT 1.

97. BASE UNIT 4, as BASE UNIT 3.

98. BASE UNIT 5, dummy-faced door contains: a FREEZER.

Inside: 3 x opaque plastic white storage trays. **(Top edge of top tray 'broken', not tested).**

99. BASE UNIT 6, single drawer and door unit with 1 shelf.

100. STORAGE UNITS - To left on Entrance, finish as for Main UNITS, consisting of:-

6 x shaker-style doors, as before across 6 x UNITS, 9 x shelves inside.

101. **CENTRAL BASE–BREAKFAST BAR UNIT:** WORKTOP in shades of cream/grey granite with -  
- inset ridged drainer section, left of SINK.
102. Inset BELFAST SINK in white glaze, chrome drainer/plug/chrome mixer tap & spout, lever handles.
103. Ridged-style painted White Panels, to left and right hand sides, in ivory painted finish over-Oak.
104. BASE UNIT 1 – To corner at back of SINK, single door with 1 x shelf.
105. BASE UNIT 2, 3 x drawer unit, with grey plastic Cutlery Tray in top.  
In drawer 2: ASSORTED USER LEAFLETS FOR APPLIANCES/BOILER/TIMERS.
106. BASE UNIT 3, as BASE UNIT 1.
107. BASE UNIT 4, single drawer and door unit.
108. BASE UNIT 5, dummy-faced door contains: a **DISHWASHER**.  
Inside: 2 x grey coated crockery baskets, grey plastic cutlery basket and Clear Plastic Salt Funnel. **(Tested for power).**
109. BASE UNIT 6 - Below SINK, single locker door .
110. BASE UNIT 7, single drawer and door unit with 1 x shelf.
111. CEILING, painted ivory.
112. WALLS, painted ivory. **(Newly decorated).**
113. SKIRTINGS, painted ivory.
114. FLOORING, large Limestone tiles, as in Entrance/SITTING ROOM area.  
**(NOTE: Tiles should be cleaned regularly with stone cleaner to prevent surface damage).**

#### **UTILITY ROOM – Off KITCHEN**

115. DOOR FRAME and SURROUND/DOOR, as for CLOAKROOM.
116. Back of DOOR FRAME and DOOR, as before.
117. 3 x INSET CEILING LIGHTS, as before, and white CEILING VENT fitted.
118. DOUBLE OPENER WINDOW, to ivory painted frame and surround, with decorative black metal -  
- handles/stays, as before.
119. STABLE DOOR EXIT - To rear PATIO area: DOOR FRAME and SURROUND, painted cream.
120. Back of STABLE DOOR – Garden side, as before, painted light grey, lightwood BASE SILL.  
**(BASE SILL newly oiled).**

121. Lap & panelled-style DOOR, 2 x section stable-type, 3 x black metal slider bolts, -  
- decorative black metal lever handle with **1 x KEY** in lock, clear glazed panel to top face, -  
all to cream painted finish.
122. 2 x SINGLE DOORED WALL UNITS, with matching Cornice and 2 x shelves, as in KITCHEN.
123. WORKTOP, in blockwood style polished oak, with matching back panel to edges.  
**(1 x *Verysmall* filled 'chip' to centre face – left of SINK).**
124. BASE UNIT 1 – Left of SINK, dummy-faced door contains: a **WASHING MACHINE** in white, -  
an HJA8552 model. **(Tested for power, newly fitted).**
125. BASE UNIT 2, below SINK, single doored unit.
126. BASE UNIT 3, dummy-faced door contains: a **WASHER-DRYER**, in white, a Hotpoint X432W model. **(Tested for power, newly fitted).**
127. BASE UNIT 4, single drawer and door unit with 1 shelf.
128. BELFAST SINK, in white with mixer tap – as in KITCHEN.
129. CEILING and WALLS, painted ivory. **(CEILING & WALLS: Newly painted).**
130. CEILING HATCH and SURROUND, in ivory painted finish.
131. SKIRTINGS, painted ivory.
132. FLOORING, to Limestone tiles, as in KITCHEN.

#### **BOILER CUPBOARD**

133. DOOR FRAME and SURROUND, painted ivory, with matching ridged-style DOOR, -  
- black decorative lever handle/back plates.
134. Back of DOOR FRAME and DOOR, as before.
135. Inside: 2 x TIMERS for HOT WATER/HEATING & UNDER-FLOOR HEATING, pipes and valves -  
- for system, floor-standing white pressurised **WATER TANK** with Red Header Tank and Gauge, -  
**Floor-standing OIL FIRED BOILER** in white, a Trident model. **(System not tested).**
136. SINGLE ELECTRICAL SWITCH and CEILING LIGHT, with no shade.
137. CEILING and WALLS, painted ivory.
138. SKIRTINGS, painted white.
139. FLOORING, as UTILITY ROOM.

**LOUNGE – Left off HALL, opposite CLOAKROOM**

140. DOOR FRAME and SURROUND, painted ivory.
141. DOOR, Lap and panelled-style, in natural pinewood finish, decorative black metal handle and stay.
142. Back of DOOR FRAME and DOOR, as before. **(DOOR lightly finger marked to edges)**.
143. ELECTRICAL SWITCHES and SOCKETS, as fitted, with TELEPHONE/TELEVISION SOCKET and -  
4 x UPLIGHTERS – as in ENTRANCE HALL area.
144. 2 x SINGLE OPENER WINDOWS, double glazed, in black metal frames, as before with
145. 2 x screw-style WINDOW LOCKS, all to ivory painted stone mullions/SILL & -  
**1 X WINDOW LOCK KEY.**
146. DOUBLE OPENER WINDOW and matching Fixed Panel, double glazed finish in black – as before,  
- to ivory painted stone mullions/SILL, **1 X WINDOW LOCK KEY.**
147. 2 x WINDOW SEATS, in ivory painted finish.
148. Period FIRE PLACE: Natural stone/Ragstone face & back/side panels, with modern flagstone base -  
- to **Black Cast Metal DUAL-FUEL LOG BURNER** – as in SITTING area.  
**(Face & back of FIRE PLACE marks consistent with age, inside LOG BURNER ash strewn).**
149. 2 x **BLACK HANDLES** - for LOG BURNER.
150. RADIATOR, painted white, with thermo valve.
151. CEILING, painted ivory.
152. WALLS, painted ivory. **(Patchy paint to mid/low level RH side WALL on Entrance)**.
153. SKIRTINGS, painted ivory.
154. FLOORING, to fitted cream carpet. **(Recently fitted, light furniture marked on Entrance)**.

**STAIRWELL**

155. HANDRAILS/NEWEL POSTS/BALUSTRADES and SIDE PANELS, to ivory painted finish.  
**(Newly painted)**.
156. FLOORING, to fitted carpet, as in LOUNGE.
157. VELUX SKYLIGHT WINDOW, to black metal Frame. **(pane smeary & dusty)**.
158. CEILING, as LANDING.
159. WALLS, painted ivory. **(Newly painted)**.

## LANDING

160. PENDANT LIGHT, with no shade and **SMOKE ALARM**, ELECTRICAL SWITCHES and SOCKETS, -  
- as fitted and ROOM STAT in cream. (**SMOKE ALARM not tested**).
161. RADIATOR, painted white, with thermo valve.
162. CEILING, painted ivory.
163. WALLS, painted ivory. (**Light scratch marked to top edge at front of BEDROOM 4**).
164. SKIRTINGS, painted ivory.
165. NEWEL POSTS/HANDRAIL and BALUSTRADES, in ivory painted finish.
166. FLOORING, to fitted carpet, as STAIRWELL. (**Very light wear marked to walkways**).

## BEDROOM 1 – Left at top of STAIRWELL

167. DOOR FRAME and SURROUND, painted ivory.
168. Back of DOOR FRAME and SURROUND, as before.
169. DOOR, pinewood finish, as before.
170. Back of DOOR, as before.
171. ELECTRICAL SWITCHES and SOCKETS, as fitted, with TELEVISION/TELEPHONE SOCKETS -  
- and PENDANT LIGHT with no shade.
172. RADIATOR, as before.
173. DOUBLE OPENER WINDOW – opposite Entrance, ivory painted frame and surround with -  
2 x black metal slider bolts and matching decorative handle/stays, ivory painted SILL.
174. WINDOW 2, right on Entrance, double opener as before, with matching SILL.
175. CEILING, painted ivory, with Inset CEILING HATCH and SURROUND.  
**(CEILING HATCH lightly scuffed)**.
176. WALLS, painted ivory. (**Newly painted**).
177. SKIRTINGS, painted ivory & Spring-type DOOR STOP fitted.
178. FLOORING, fitted carpet, as on LANDING. (**Newly fitted**).
179. **Double DOORED STORAGE LOCKER- ROOF ACCESS:-**  
Ivory painted FRAME and SURROUND, -with 2 x matching flush-panelled DOORS with handles.

**EN-SUITE SHOWER ROOM to BEDROOM 1**

180. DOOR FRAME and SURROUND/DOOR, as for BEDROOM.
181. SHAVER SOCKET, in white with Wall mounted S/S HALOGEN BULB HOLDER, -  
2 x inset HALOGEN BULB HOLDERS to CEILING & white circular TRICKLE-TYPE FAN.
182. PEDESTAL BASIN, in white glaze, with chrome drainer and matching mixer tap with spout.
183. 2 x white glazed SPLASH BACK TILES, to back of BASIN.
184. WC BOWL in white glaze, with composite white seat/lid, chrome, flush-panel to ivory painted -  
- Back Panel and matching Shelf above. **(All newly painted)**.
185. RADIATOR/DRYER RAIL, in chrome rod-style, with thermo valve fitted.
186. SHOWER CUBICLE: Silver metal frame and surround with 2 fixed clear glazed panels, -  
2 matching bowed sliding doors, each with 'D' style chrome handles, a Mira Mini-Duo model.  
Inside: Chrome brackets/slider rail/coated flexible pipe/shower head & circular back panel to control - **(Not tested)**.
187. SPLASH BACK TILES, to SHOWER area, in shades of white/cream marbled-effect glaze.
188. Shaped SHOWER TRAY in white stone, with chrome drainer.
189. CEILING, painted ivory.
190. WALLS, painted ivory.
191. SKIRTINGS, painted ivory.
192. FLOORING, to glazed tiles, in shades of cream marbled-effect.

**BATHROOM – Off LANDING Left Hand side, opposite BALUSTRADES**

193. DOOR FRAME and SURROUND/DOOR, as for BEDROOM 1.
194. SHAVER SOCKET, in white, 3 x INSET CEILING LIGHTS, WALL MOUNTED LIGHTS and –  
Trickle-Type EXTRACTOR FAN, all as in BEDROOM 1 EN-SUITE.  
**(CEILING LIGHTS/WALL LIGHTS and EXTRACTOR FAN working)**.
195. Rod-style RADIATOR/DRYER RAIL, in chrome, with thermo valve.
196. PEDESTAL BASIN, in white glaze, with chrome drainer/surround and matching mixer tap.
197. BATH, in white composite, with 2 x chrome handles, chrome drainer/over-flow/attached chain -  
- with plug & chrome mixer tap with flexible pipe/brackets & hand-held shower head.
198. SPLASH BACK TILES, to back of BATH, in shades of cream marbled-effect glaze with -  
- Small Rectangular glazed strip – as in BEDROOM 1 EN-SUITE SHOWER.

199. DOUBLE OPENER WINDOW, double glazed, to ivory painted finish – as in BEDROOM 1 -  
- with ivory painted SILL.
200. CLOSE COUPLE WC & CISTERN in white glaze, with dual chrome flush & white composite seat/lid.
201. VANITY SHELF and RAISED PLINTH, above & left of WC, in ivory painted finish.
202. SHOWER CUBICLE: As in BEDROOM 1 EN-SUITE. **(All newly fitted)**.
203. CEILING and WALLS, painted ivory.
204. SKIRTINGS, painted ivory.
205. FLOORING, to glazed tiles, as BATH area SPLASH BACKS to and in SHOWER. **(All newly fitted)**.

#### **BEDROOM 2, off LANDING – Opposite BALUSTRADES**

206. DOOR FRAME and SURROUND/DOOR, as for BATHROOM.
207. ELECTRICAL SWITCHES and SOCKETS, as fitted, with TELEVISION/TELEPHONE SOCKETS.
208. PENDANT LIGHT, with no shade.
209. 2 x RADIATORS, as before. **(Light scuffs to left hand face)**.
210. WINDOW 1, left on Entrance, ivory painted Frame and Surround, double glazed double opener, -  
- with decorative handle/stays & 2 slider bolts, ivory painted SILL.
211. WINDOW 2 – Right on Entrance, 2 x black framed double glazed single openers, -  
with WINDOW LOCKS & 2 x decorative handles/stays in black metal, all to natural Stone mullions -  
- and ivory painted SILLS/SURROUND, **1 x WINDOW LOCK KEY**.
212. CEILING, painted ivory.
213. WALLS, painted ivory.
214. SKIRTINGS, painted ivory & Spring-type DOOR STOP fitted.
215. FLOORING, to fitted carpet, as on LANDING. **(Furniture marked, recently fitted)**.

#### **EN-SUITE SHOWER ROOM - To BEDROOM 2**

216. DOOR FRAME & SURROUND/DOOR, as for BEDROOM.
217. Rod-style chrome RADIATOR/DRYER RAIL, as before.
218. PEDESTAL BASIN, in white glaze, with chrome drainer and mixer tap/lever.
219. SHAVER SOCKET in white, 3 x INSET CEILING LIGHTS and Circular CEILING EXTRACTOR .
220. SINGLE HALOGEN BULB HOLDER in S/S, with oval boss.

- 221. WC BOWL, in white glaze, with composite white seat/lid, chrome flush-handle to ivory painted -  
- BACK PANEL and matching SHELF above. **(BACK PANEL and SHELF newly painted)**.
- 222. SPLASH BACK TILES, to BASIN – as in SHOWER.
- 223. SHOWER CUBICLE: Silver metal frame surround to clear glazed Single Swivel Door, -  
- chrome pull handle and hinges. Inside: Chrome slider rail/brackets/shower head/coated flexible pipe & circular shower control, a Mira Mini-Duo SHOWER. **(SHOWER not tested)**.
- 224. SHOWER TRAY in white stone, with chrome drainer.
- 225. SPLASH BACK TILES, to SHOWER, in shades of cream marbled-effect glaze.
- 226. CEILING, painted ivory.
- 227. WALLS, painted ivory.
- 228. SKIRTINGS, painted ivory.
- 229. FLOORING, to glazed tiles – as in SHOWER.

### **BEDROOM 3 – Opposite BATHROOM**

- 230. DOOR FRAME and SURROUND/DOOR, as BEDROOM 2.
- 231. ELECTRICAL SWITCHES & SOCKETS as fitted.
- 232. TELEPHONE SOCKET & PENDANT LIGHT with no shade.
- 233. RADIATOR, as before.
- 234. WINDOW, double glazed double opener, to black metal frames/handles/stays/locks, -  
- all to ivory painted Stone mullions and ivory painted SILL, **1 x WINDOW LOCK KEY**.
- 235. FIRE PLACE: Ivory painted SHELF above Top Panel & Surround, black cast metal Period FIRE PLACE - to Back Panel, with decorative arch-style edge and black grate, natural Fire Brick to back.
- 236. CEILING, painted ivory. **(Patchy paint to front of WINDOW)**.
- 237. WALLS, painted ivory. **(Heavily finger marked to mid-level left on Entrance)**.
- 238. SKIRTINGS, as before.
- 239. FLOORING, fitted carpet, as BEDROOM 2. **(Newly fitted)**.

**BEDROOM 4 , off LANDING – Right of RADIATOR**

- 240. DOOR FRAME and SURROUND/DOOR, as BEDROOM 3.
- 241. ELECTRICAL SWITCHES and SOCKETS, as fitted, with PENDANT LIGHT and NO shade.
- 242. RADIATOR, as before.
- 243. Single Opener WINDOW, double glazed, black Frame & Surround, **1 x Window Lock KEY.**
- 244. CEILING, painted ivory, with INSET CEILING HATCH and SURROUND.
- 245. WALLS, painted ivory.
- 246. SKIRTINGS, as before & Spring-type DOOR STOP fitted.
- 247. FLOORING, fitted carpet, as in BEDROOM 3. (Newly fitted).

**Meter Readings & Record Of Keys:**

Services	Inventory Readings	Check-In Readings	Check-Out Readings	Location	Serial No
<b>Oil Tank:</b>	52% Full	98% Full		At Rear Of Garage	-
<b>Electricity</b>	<u>Reading 1:</u> 43268	<u>Reading 1:</u> 43279	<u>Reading 1:</u>	In RH Side Front Locker	G99B 24436
	<u>Reading 4:</u> 57198	<u>Reading 4:</u> 57202	<u>Reading 4:</u>		
<b>Water:</b>	00342.000	00345.000	-	IN FRONT DRIVE	09PJ 256980

Electricity Supplier:	To Be Advised	<u>Keys Issued</u>	<u>Location</u>
<b>Telephone Connected:</b>	Yes / No	2 X 5 Lever	Front Door
		1 X 5 LEVER	FRONT GARAGE DOOR
		1 X 5 LEVER	SIDE GARAGE DOOR
<b><u>Tenant's Forwarding Address:</u></b>			
-			