

## Section 1: Visit Details

<b>Property Address</b>	5 Keene Street Newport , South Wales, NP19 0FU
<b>Visit Date &amp; Time</b>	Tuesday, January 12, 2021 12:00
<b>Weather Conditions</b>	Overcast
<b>Property Type</b>	Terraced House
<b>Property Type - Additional Information</b>	Two floors two bedrooms
<b>Property Asking Price</b>	£unknown

## Section 2: Overview Photographs

### 2.1 Photograph of the outside of the front of the building from the street

#### 1 x Photograph - Outside Front from Street



[20210112\\_121432.jpg](#)

### 2.2 Photograph of any parking area attributable to the property (if applicable):


**1 x Photograph - Parking Area**



[20210112\\_121544.jpg](#)

**2.3 Two videos of the interior and exterior of the property:**


**1 x Video - Property exterior and garden areas**

 [20210112\\_121746.mp4](#)


**How many floors/levels are there in the property?**

2

**1 x Video - Property interior - Floor 1**

 [20210112\\_121439.mp4](#)

**1 x Video - Property interior - Floor 2**

 [392\\_20210112\\_121439\\_8802.mp4](#)

**Section 3: Surrounding Area**

**3.1 At the time of the visit did the street near the property contain litter and/or dumped rubbish?**

**3.2 On arrival and throughout the visit was the neighbourhood surrounding the property quiet?**

**3.3 At the time of the visit were there any signs of vandalism/arson to the property or neighbouring properties?**

**3.4 Are the neighbouring properties well-kept ?**

## Section 4: Property Configuration

The quantity of rooms/spaces within the property are listed listed below.

	Quantity
Floors	2
Lounge / Dining Room	1
Utility & Laundry Rooms	0
Separate WCs	0
Inaccessible Cellars	0
Outbuildings	1
Study Rooms	0
Kitchens	1
Full Bathrooms / En-suites	1
Bedrooms	2
Inaccessible Loft Rooms	1
Other Rooms	0

Entry will not be attempted to inaccessible rooms

#### 4.2 If applicable, please describe the Outbuildings below

There is a small shed in the garden

#### 4.3 If applicable, please list all floors/rooms (including inaccessible rooms) that you did not enter during the course of your visit.

I didn't enter the loft

### Section 5: Parking

5.1 The property has a driveway

No

5.2 The property has a garage

No

5.3 The property has off street allocated private parking

No

5.4 The property has off street parking (communal - no allocated spaces)

Yes

5.5 The Agent was unable to confirm the whether any parking was attributed to the property

Yes

5.6 Please provide further information regarding available parking and the condition of the private parking areas

Outside parking on main road with no restrictions

5.7 There does not appear to be any parking restrictions

Yes

5.8 There appears to be a restriction on commercial vehicle parking

No

5.9 The street appears to be permit holder parking only

5.10 The street has yellow or red lines

5.11 At the time of the visit were there street parking spaces available nearby and available?

## Section 6: Garden Areas

6.1 Is there a private garden attributable solely to the property?

### Details - Private Garden

A long narrow garden with a well maintained fence on one side and poorly maintained on the other side with no privacy to neighbour

### Photograph - Private Garden



[20210112\\_121731.jpg](#)

6.2 Is there a communal garden area linked to the property?

6.3 At the time of the visit were any parts of the garden areas overgrown?

### Details - Garden Overgrown

There is an overgrown area behind the rear fencing

**6.4 At the time of the visit were any fence panels, garden walls, gates or outbuildings in disrepair?**

Yes

### Details - Outdoor Structures Issues

Fence to neighbour in poor repair

**6.5 Are there any large/tall trees in close proximity to the property?**

Yes

### Details - Large Trees

Large fir tree to rear of property

## Section 7: Property Exterior

**7.1 Are there signs of loose or missing roof tiles?**

No

**7.2 Are there any visible significant cracks to the walls or any signs that the any wall is bowing?**

No

**7.3 Are there any signs of cracked or broken windows/window frames?**

No

**7.4 Are there any signs of cracked, damaged, unstable or blocked gutters or downpipes?**

No

**7.5 Does the flashing (the lead trim on the roof) look secure and in good condition?**

Yes

**7.6 Does the front door deadlock have a BS3621 stamp (on the inside of the door latch)?**

No

#### **Details - Front Door Lock**

I didn't see a BS stamp

**7.7 Do the fascias (the wooden section under the roof) look secure and in good condition?**

Yes

**7.8 Does the wiring outside the property look secure?**

Yes

## **Section 8: Property Interior**

**8.1 Would you consider the rooms within the property to be big enough for usual needs?**

Yes

**8.2 Did all of the doors to the rooms open and close easily when you tried them?**

Yes

**8.3 Please ask the Agent to turn all on light switches. Do all lights work?**

Yes

**8.4 Do all of the switches and sockets look as if they are securely fitted to the wall?**

Yes

**8.5 Is the property free of odour (e.g. damp, cigarette, food, pet or air freshener)?**

Yes

**8.6 Please ask the Agent to open and close all windows. Did all of the windows appear to open with ease?**

**8.7 Are the insides of the window frames (including sealant) and windows free from condensation, mould and cracks?**

**8.8 Are there any visible, significant cracks or marks on the walls and ceilings?**

**8.9 Do the fixtures and fittings look as if they are securely fitted to the wall?**

**8.10 In your opinion, are the kitchen units relatively modern and free from significant/noticeable wear and tear?**

**8.11 Please state whether the following appliances are freestanding or integrated**

	Currently in the Property?	Freestanding or Integrated	Included in Sale/Let?
Washing Machine	No	None	Not Included
Tumble Dryer	No	None	Not Included
Dishwasher	No	None	Not Included
Fridge	No	None	Not Included
Freezer	No	None	Not Included
Cooker	Yes	Integrated	Included
Microwave	No	None	Not Included

**8.111 Other Appliances**

None



**8.12 How would you describe the condition of the following?**

Kitchen Taps	Excellent
Utility Taps	Excellent
Kitchen Sink	Excellent
Utility Sink	Excellent

**8.13 When you tried them, did all of the kitchen drawers and cupboards open and close easily?**

Yes

**8.14 Please ask the Agent to turn on the bathroom/en-suite/cloakroom taps. When the Agent did so, did the taps appear to be functioning properly and did the Agent confirm each hot tap function as expected?**

Yes

**8.15 In your opinion, are the bathroom suites relatively modern and free from wear and tear?**

Yes

**8.16 Please ask the Agent to flush all toilets. When the Agent did so, did the toilets appear to be functioning properly?**

Yes

**8.17 How would you describe the condition of the following?**

Bathroom Taps	Excellent
En-suite Taps	Not Applicable
Cloakroom Taps	Not Applicable
Bathroom Sink	Excellent
En-Suite Sink	Not Applicable
Cloakroom Sink	Not Applicable

**8.18 In your opinion, are the carpets/floor coverings within the property in good condition and free from wear and tear?**

Yes

**8.19 In your opinion, are there enough built in wardrobes (or space for free standing wardrobes) within each bedroom?**

Yes

**8.20 Are heating appliances visible within the property?**

Yes

### **Details - Visible Heating Appliances**

Radiators throughout the property

**8.21 Does it look to you as if the heating appliances are free from rust?**

Yes

## **Section 9: Boilers & Meters**

**9.1 Where is the boiler located?**

In cupboard in bedroom 2

**Photograph - Boiler Location**



[20210112\\_122303.jpg](#)

**9.2 Where is the hot water tank located?** There is no tank as a combi boiler

**9.3 Where is the gas meter located?** In cupboard in living room

**Photographs - Gas Meter Location**



[20210112\\_122058.jpg](#)

**9.4 Where is the water meter located?** Outside front door

**Photograph - Water Meter Location**



20210112\_124718.jpg

**9.5 Where is the electric meter located?** In hallway

**Photograph - Electric Meter Location**



20210112\_122149.jpg