

Garage
N/A

Outbuildings

To the rear of the property is a timber shed. There was limited inspection of the shed due to a padlock being present at the time of inspection. The outside of the shed looked to be suffering from areas of timber decay and the roofing felt had started to deteriorate. We would recommend that the shed is updated in the long term.

You should ask your solicitor to confirm if this structure is to remain as part of the sale.

C8. THE SITE

(Only significant visible defects in boundary fences, walls retaining walls, paths and drives are reported. Reference to potential hazards such as flooding and tree roots is included where these are readily apparent).

To the front of the property there is a small garden which is lawned there are steps and a ramp that led to the front door. The steps were all well fitted with no loose slabs or defects noted at the time of the inspection. The boundaries are defined with mature hedges and a retaining wall constructed stone to the front.

My observation to the front garden was that there is a very large tree located to the right hand side of the boundary (front) garden which you will need to check if there is any tree preservation order on the tree.

Trees this large can affect drains and become a health and safety issue due to the large branches etc. We would therefore recommend a full drains survey due to the close proximity of the tree and roots prior to exchange and completion.

Access to the rear of the property can be obtained by walking around the property through a side gate along the RHS side elevation.

The rear garden was predominantly laid concrete or pebble. There were a number of weeds and blackberry bushes growing in the rear garden which will require treating in the short term however, no invasive species were noted.

Although no faults were noted at the time of the inspection, we would recommend you budget to replace the majority of the rear timber fence panels due to them becoming decayed and quite flimsy to touch.

We would recommend that you speak to your legal professional prior to exchange and completion to determine all boundaries.



Figure 9 Large tree to front garden



Figure 8 Rear garden