Law Society Fittings and Contents Form (3rd edition)

Address of the property

HENLLAN MILL COTTAGE LLANGYNYW WELSHPOOL POWYS

Postcode SY2U 9EN

Full names of the seller

JENNIFER SUIAN MILLWARD

Seller's solicitor

Name of solicitor's firm

MILWYN JENKINS

Address

CRANFORD HOWSE I SEVERN SQUARE NEWTOWN 5416 2AG

Email

aevans@milwyn-jerkins.co.uk

Reference number

AE CONS309 Millward

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

Definitions

- 'Selfer' means all selfers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.



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Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None').

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

1 Basic fittings				
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Boiler/immersion heater				
Radiators/wall heaters	الإلا			
Night-storage heaters				
Free-standing heaters				en e
Gas fires (with surround)				into the distribution of the control
Electric fires (with surround)				goodless (house the constant of
Light switches				
Roof insulation				
Window fittings				
Window shutters/grilles		Ô		
Internal door fittings				
External door fittings				
Doorbell/chime	. C			LUDANI KURANI WILIYA AMIRIYA WAXAA AMARAA

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2 Kitchen

Note: In this section please also indicate whether the item is fitted or freestanding.

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Hob								
Extractor hood		M				l		
Oven/grill								
Cooker		7	G.					
Microwave		V	Ø					in a communication of the contraction of the contra
Refrigerator/fridge-freezer		Ç.						isto i a di morta di constanti d
Freezer		N						
Dishwasher								
Tumble-dryer		Ü			XL			
Washing machine		الإ لام	4					
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Bath				naksilan enganjinilihan		
Shower fitting for bath					200100000	
Shower curtain	2				recentration (con con contra	
Bathroom cabinet		K)				
Taps						
Separate shower and fittings					**************************************	and the state of t
Towel rail						
Soap/toothbrush holders		ad:		SCHOOL SHOW	inariori da de la composition de la co	ing no chaire in a bas
Toilet roll holders						
Bathroom mirror					WWW.EIW.VOOLUNYSYSSISSIMOOSISS	ng managang panjaga bahasi di digingka pang panggang serba

4 Carpets				
	Latines	H olo	La la Sannent	
Hall, stairs and landing				
Living room				
Dining room			NIA	
Kitchen				anne.
Bedroom 1	v.			enger:
Bedroom 2				
Bedroom 3	Z			
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Hall, stairs and landing					
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6 Light fittings

Note: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a celling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

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Hall, stairs and landing	
Living room	
Dining room	
Kitchen	
Bedroom 1	
Bedroom 2	
Bedroom 3	
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Ewilder toilet	
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7 Fitted units

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

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Living room		
Dining room		NA
Kitchen		
Bedroom 1		Wardtobe
Bedroom 2		
Bedroom 3		Boiler Cypheand

7 Fitted units (continued)		
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Larder		Shelting
Attic Room		Copboard

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Garden ornaments					boodcarvings
Trees, plants, shrubs	אַע				
Barbecue			E OH		
Dustbins					recyling bins
Garden shed					
Greenhouse		iä	10		
Outdoor heater			ΩŽ		
Outside lights					
Water butt					
Clothes line	nd.				
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Signed:		**************	************	******	Dated:	E 6 + 4 > 2 P 4 9 1 E 4 N P P 9 P 1	
Each seller should sign this form.							

The Law Society is the representative body for solicitors in England and Wales.