Law Society Fittings and Contents Form (3rd edition)

Address of the property	30 Holt Hill Tranmere CH41 9DG
	30 Holt Hill Tranmere CH41 9DG
	Postcode CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC
Full names of the seller	Wetherford Limited
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Callouis - Halfan	
Seller's solicitor	
Name of solicitor's firm	Percy Hughes & Roberts
Address	Birkenhead Wirral CH41 6AY
	DITEGULESCO MILLS CHAI OVA
Email	garethedwards@phrsols.co.uk
Reference number	GE 01W001955
About this form	The circ of their farms is to use to
	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	•
17 Mar 2 N R R R R R R R R R R R R R R R R R R	'Seller' means all sellers together where the property is owned
•	by more than one person.



by more than one person.

• 'Buyer' means all buyers together where the property is being bought

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.

	Included	Excluded	None	Price	Comments
Boiler/immersion heater			I d		
Radiators/wall heaters					The state of the s
Night-storage heaters			V		
Free-standing heaters			7 1		The second secon
Gas fires (with surround)			1		and the second s
Electric fires (with surround)			7	e a service de la companya del companya del companya de la company	
Light switches					
Roof insulation	7	П	П		To the Control of Cont
Window fittings	/ / ·				
Window shutters/grilles			171	- 17 (St1) FT	
Internal door fittings	V		Till in the second		
External door fittings	7	T			
Doorbell/chime			 [7]		1 1948

	Included	Excluded	None	Price	Comments
Electric sockets	7				
Burglar alarm					
Other Ifems (please spe	cify)				
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Extractor hood				ПЛ		
Oven/grill						
Cooker					S S S S S S S S S S S S S S S S S S S	
Microwave						The state of the s
Refrigerator/fridge-freezer						
Freezer						
Dishwasher			П			
Tumble-dryer						1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
Washing machine			П			
Other Items (please specify)						
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	Included	Excluded	None Price	Comments
Curtain rails/poles/pelmets				
Hall, stairs and landing			И	
Living room			7	
Dining room				
Kitchen				
Bedroom 1			7	120,00
Bedroom 2			7	
Bedroom 3				
Other rooms (please specify)	The state of the s			Walio San
Section of the Control of the Contro				
Curtains/blinds				
Hall, stairs and landing				
Living room				
Dining room				
Kitchen				
Bedroom 1				
Bedroom 2				
Bedroom 3				2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Other rooms (please specify)				

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Light fittings

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

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

·	Included Excluded None Price Comments
Hall, stairs and landing	
Living room	
Dining room	
Kitchen	
Bedroom 1	
Bedroom 2	
Bedroom 3	

	Included	Excluded	None	Price	Comments
Other rooms (please specify)					
•					
8 Outdoor area		Excluded			Comments
arden furniture			17		Johnnens
arden ornaments			V		
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(III) Stock of fuel						
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