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Page 1 of 10

Inventory 27 Arbour Road Prepared on the 13th of September 2008 Unfurnished 3 bedroom, 3 reception detached property

Entrance

01.	Canopy style porch	
02.	Door frame white upvc, black doorbell	
03.	White upvc door, part obscure glazed, white handle, white letter box, plastic hook to front of door, door front a little marked	

Entrance hall

04.	Ceiling painted white, 3 inset ceiling spotlights, white plastic smoke alarm	
05.	Coving to ceiling painted white	
06.	Walls painted mustard, left-hand wall edge a little worn, nail, single white radiator thermostat, few nicks off, wall marked, evidence of where picture previously hung, white plastic double dimmer light switch, 1 screw, white plastic Honeywell thermostat	
07.	Main facing wall, hanging bevelled large mirror, a few marks to wall below	
08.	Above door painted over white plastic telephone box	
09.	Skirting white glossed, a few slight marks	
10.	Flooring medium oak Karndean, inset brown hard wearing cord mat to threshold area	

Built in under-stairs cupboard

11.	Door frame white glossed, few flakes off left-hand edge	
12.	Hardboard plain door white glossed, black loop handle, chips off to door edge	
13.	Ceiling painted white, few flakes marks	
14.	Walls painted white, little marked, wall mounted light fitting, long-life bulb, wall mounted gas meter/ electric meter, mains electric fuse box, plinth 3 painted over hooks, 1 cup hook, flaking pine plinth with key hooks	
15.	Flooring exposed boards, evidence some repair	

Cloakroom

16.	Door frame white glossed, a few light scratches to right-hand side	
17.	Mdf white panel door, metal handle	
18.	Rear of door, built in lock, few marks	
19.	Ceiling painted white, white plastic light fitting, pendant light, non-compliant , white plastic ceiling light, pulley	
20.	Walls painted part cream/ part purple	
21.	Left-hand wall, chrome towel ring, hanging mosaic mirrored frame circular mirror, small white double radiator thermostat	
22.	Right-hand wall, small indent behind handle, white plastic mirrored bathroom cabinet, plastic little discoloured, white ceramic toilet roll holder below	
23.	Main facing wall, windowsill white glossed, 2 brass hooks	

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Page 2 of 10

	over, wall mounted white plastic extractor	
24.	White pedestal wash hand basin, stainless steel taps, plug and chain attached, cream tiled splash back, uneven surface	
25.	White low level wc, white seat, pushbutton operation	
26.	Skirting white glossed	
27.	Flooring medium oak Karndean	
Kitchen		
28.	Door frame white glossed, worn to the lower half	
29.	Panelled mdf door, chrome handle	
30.	Ceiling artex painted white	
31.	Chrome modern light fitting, 6 spotlights	
32.	Walls painted cream	
33.	Near right, chrome heated towel rail	
34.	Window wall, white upvc double glazed windows to rear, white handles, built in locks, tiled sill to match	
35.	Kitchen comprises a range of wall and base units, cream formica panelled doors, round chrome handles	
36.	Wall units comprise; left-hand area narrow unit, corner unit, narrow unit, narrow unit, single unit housing boiler	
37.	Right hand side single unit, single unit, narrow unit, locker type unit	
38.	Base units comprise; pullout vegetable sliding drawer unit, narrow unit, three drawer unit, narrow unit, corner unit, sink unit, door housing dish washer, narrow unit, corner unit, narrow unit, unit with pullout shelf below cooker	
39.	Larder type cupboards house shelving and built in fridge/freezer	
40.	Work-surface, wooden plank effect rolled edge formica	
41.	Stainless steel 1 ½ sink and draining unit, mono mixer tap over, metal plunger plug, sink and drainer lightly scratched	
42.	Built in under-counter drinks fridge, 6 wooden and chrome shelves	
43.	Built in AEG glass induction hob	
44.	Built in AEG stainless steel extractor, 2 lights, vents little sticky, hood a little watermarked	
45.	Built in stainless steel AEG oven, stainless steel handles, main oven contains 3 metal racks, base of oven slightly worn	
46.	Top oven contains 1 metal rack, grill pan and rack, 2 handles	
47.	4 pop up dials	
48.	Built in fridge white, 2 white plastic coated shelves, 1 clear plastic shelf, 2 salad bowls, 3 door shelves, one with lid	
49.	Freezer contains, 4 drawer unit	
50.	Under-counter lighting, 7 chrome spotlights	
51.	Tiled splash backs, cream uneven surface tiling, dado	

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Page 3 of 10

	terracotta coloured effect border, stainless steel light-switches, power points, isolation switches to this room	
52.	Skirting white glossed	
53.	Flooring medium oak Karndean	
54.	Kitchen has matching cream formica end panels, narrow top and base pelmets, matching kitchen base skirting	
55.	Built in stainless steel dish washer, 2 sliding racks, 1 cutlery tray	
56.	White ideal boiler	

Study

57.	Door frame white glossed, extending up to fixed panes above, fully glazed hardwood door glossed white, chrome handle	
58.	Ceiling painted white, 4 inset ceiling spotlights, pine double glazed skylight sticker marked	
59.	Walls painted cream, right-hand wall white double radiator thermostat	
60.	White plastic telephone point	
61.	Main right wall, white upvc double glazed windows to front, white handle, built in lock, windowsill white upvc, gold effect Venetian blind, pulley	
62.	Main facing wall, slightly uneven surface, few marks to the central area	
63.	Skirting and boxing in white glossed, a few slight marks	
64.	Flooring medium oak Karndean	

Utility

65.	Door frame white glossed	
66.	White panelled mdf door, chrome handle	
67.	Ceiling painted white, 2 inset spotlights	
68.	Walls painted cream, a little marked, near right wall markings on the lower half	
69.	Main right wall, cream formica fronted wall unit, wooden edge handle, breakfast bar area white glossed supports, vent for the tumble drier, plank wood effect formica rolled edge surface	
70.	Plumbing and waste for a washing machine	
71.	White upvc half double glazed door to rear, white handle, built in Staywell white cat flap, a little marked	
72.	Skirting white glossed	
73.	Flooring medium oak Karndean	

Reception

74.	Door frame white glossed, slightly worn to left lower half	
75.	Mdf panel white door, chrome handle, a few marks	
76.	Ceiling painted white	
77.	Coving to ceiling painted white	
78.	Walls painted mustard, near left wall white plastic light-switch, white double radiator thermostat	
79.	Main left wall, white upvc double glazed windows to front, 2 opening windows, white handles built in locks, fixed pane base, window sill white glossed, little discoloured	

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Page 4 of 10

80.	Brass curtain pole, central support, finial, rings	
81.	Pair cream heavy damask style pattern curtains, lined, lining yellowing to the lower half, faded, left hand curtain light yellow marking to first panel	
82.	Main facing wall, 2 mustard colour painted ceramic wall lights, screw to centre, a few marks to central area, television leads and adapters coming through wall, switch for electric fire, wall mounted dark brown log effect electric fire	
83.	Skirting white glossed, a few slight scratches to base, slightly worn to corner edges	
84.	Flooring medium oak Karndean with light oak marquetry design	
85.	Mustard painted sliding plain hardboard doors, inset brass handles, door to right-hand side chip off, slightly scratched centre	

Dining room

86.	Door frame white glossed, few flakes off to left-hand side centre	
87.	Mdf panelled white door, chrome handle	
88.	Ceiling painted white	
89.	Coving to ceiling painted white	
90.	Walls painted mustard, near right wall, 1 screw, few scratches, marks where furniture has stood	
91.	Main right wall, sliding white upvc double glazed patio doors, white handle, key in situation, 1 opening window above, 1 fixed pane, window recess white upvc, brass curtain pole, rings, finial	
92.	Pair cream heavy cotton damask style lined curtains, slightly marked, linings discoloured	
93.	Main facing wall, 2 TV leads and adapters coming through wall, messy to power points, filler, 2 mustard painted ceramic wall lights, walls scratched and marked to lower half, white upvc double glazed opening window to side, white handle built in lock, windowsill white glossed, marked, brass curtain pole, rings, finial	
94.	Brass pushback, single matching lined curtain, lining discoloured, rope tie back	
95.	Left-hand wall, white double radiator with thermostat	
96.	Skirting white glossed, few marks, slightly worn to top edges	
97.	Flooring medium oak Karndean with light oak marquetry design	

Staircase

98.	White upvc double obscure glazed fixed window to side, windowsill white glossed	
99.	Brass effect curtain pole, finial, twisted beige/ red floral voile curtain, medium yellow painted ceramic wall light	
100.	Banister post tops, handrail, twisted balustrade struts, white glossed slightly worn to corner edges, paintwork slightly yellowing, faded in places	

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Page 5 of 10

101.	Walls, a few slight marks to the lower half notably to the turn of the stairs	
102.	Flooring pale beige self patterned carpet, lightly flattened and worn	

Landing

103.	Ceiling painted white, a few hairline cracks, flake off, plasterboard nail	
104.	White plastic smoke alarm	
105.	Framework plain board glossed white, access to loft space flaking around	
106.	Coving to ceiling painted white	
107.	Walls painted medium yellow, a few marks to the lower half	
108.	White upvc double glazed window to front, white handle built in lock, windowsill white glossed, discoloured slightly	
109.	Beige and red floral lined Roman blind, brass hook, brass curtain pole, finial, twisted beige/ red voile curtain	
110.	Picture hook, yellow painted ceramic wall light	
111.	Skirting white glossed, a few slight marks, slightly worn to corner edges	
112.	Flooring pale beige self patterned carpet, lightly flattened to walkways, slight staining at top of stairs, a few fraying threads to corners	
113.	Top banister post, twisted balustrade struts, handrails glossed white, little worn to corner edges	

Bedroom one

114.	Door frame white glossed, little worn to the right hand edges	
115.	Mdf panelled white door, a few slight marks, chrome handle	
116.	Rear of door slight black scratch bottom left	
117.	Ceiling painted white, metal three pronged opaque glass ceiling light, one bulb blown	
118.	Walls painted light green	
119.	Right-hand wall, 2 screws, scratches to centre lower half, switch for electric shower, archway through to en-suite	
120.	Main facing wall, white upvc double glazed window to side, white handle built in lock, windowsill white glossed, radiator bleed key, window recess slightly cracking around sill, green Roman blind, chrome hook, white double radiator thermostat below, a few tiny nicks off radiator, a few scratch marks left-hand side window, picture hook, a few flakes off towards corner area	
121.	Near left wall incorporating built in wardrobe system, 2 sliding white formica doors, white plastic trim, formica shelf, brass hanging rail, lower hanging rail, shelf over	
122.	Main left wall, white upvc double glazed windows to front, 2 opening windows, white handles, built in locks, windowsill white glossed slightly discoloured, window recess slightly cracking to right-hand side	

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Page 6 of 10

123.	Metal curtain pole, rings, finial, pair lime green curtains	
124.	Skirting white glossed, some paint cracking to top, main facing skirting white plastic telephone point skirting mounted, a few slight scratches elsewhere	
125.	Flooring pale beige self patterned carpet, furniture indentations, faded in places, lightly flattened to walkways	

En-suite

126.	Archway white painted, flaking to right-hand side, a little worn, a few hairline cracks	
127.	Ceiling painted white, 2 chrome inset spotlights, one white plastic ceiling light with extractor, Halls to check compliance, slightly uneven surface, white plastic ceiling light pulley	
128.	Walls painted light green, hairline cracking around archway, left-hand wall flake off, white upvc double glazed obscure glazed window to side, white handle built in lock, windowsill white glossed, flaking, discoloured, lime green Roman blind, chrome hook up, hairline cracks from top left corner, bottom right sill area, window recess flaking right-hand side	
129.	Main facing wall, chrome coat hook, white plastic shaver point, 2 small holes, a few flakes off	
130.	Right-hand wall, fish ceramic coat hook, a few dirty water splash marks higher up	
131.	Far left corner, wall edge cracking	
132.	White pedestal wash hand basin, stainless steel taps, plug and chain attached, white sealant fractured left hand side	
133.	Shower cubicle, shower tray white plastic a little worn, sealant white, blackened in areas, tiled walls green uneven square surface tiling, white grouting, grouting discoloured in areas, 2 corner chrome shower shelves rusting, white Mira shower controls, chrome hose, chrome/ white hook up lime-scale marked, Mira white showerhead lime-scale marked, pull out glazed door metal handle, metal trim, door lime-scale marked, fixed door lime-scale marked, base shower unit white plastic little discoloured	
134.	Skirting white glossed, a few tiny flakes off	
135.	Flooring beech laminate, lifting slightly to left-hand corner shower cubicle, sealant to edges blackened in areas	

Bedroom two

136.	Door frame white glossed, 2 holes to top, painted over paint flakes off to left-hand side	
137.	Mdf panelled white door, sticker marked, handprint type markings, metal handle	
138.	Rear of door, 2 holes to centre	
139.	Ceiling painted purple/ gold swirl stencil designs, hook, mirror ball on chain, chrome spotlight	
140.	Walls painted orange, near right wall extensive child's	

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East Devon Inventories

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Page 7 of 10

	writing, 3 screws, 1 rawl plug, a few marks lower down	
141.	Near right wall evidence of repair around double power point	
142.	Main right wall, white upvc double glazed windows to rear, 2 opening windows, white handles, built in locks, fixed pane base sticker marked, windowsill white glossed, sealant discoloured, wooden curtain pole, rings, finial, pair of pink children's curtains lined	
143.	White double radiator thermostat, marked to front	
144.	Near left wall corner 4 screws stencil design paint flake off few marks leading to wall corner edge a little worn main left wall further stencil marks 2 rawlplugs high-level a few flakes off wall mounted cork noticeboard a few flakes off near here a few marks to the lower half	
145.	Skirting white glossed, a few marks, discoloured in places, scratches	
146.	Flooring pale beige self patterned carpet lightly flattened to walkways furniture indentations a few yellow marks in front of main left wall purple marked in front of main facing skirting	

Bedroom three

147.	Door frame white glossed, 2 holes to top, flake off to lower right, flakes off to central left	
148.	Mdf panelled white door, sticker marked, large sticker peeled off, stickers, metal handle, door edge flaking	
149.	Rear of door frame worn to central areas, chrome coat hook to rear of door	
150.	Ceiling painted white, white plastic light fitting, pink up-lighter shade	
151.	Ceiling fluorescent sticker marked to far right corner, blue-tack marked in front of left-hand wall	
152.	Walls painted purple, ballerina paper border at picture rail height, left-hand wall 2 screws, 2 picture nails, large hole central level, a few flakes, off few marks	
153.	Near right wall, white plastic dimmer light-switch paint cracking around, few blue-tack marks leading to corner, picture pin, flakes off, blue-tack marking, wall mounted cork noticeboard	
154.	Main right wall white upvc double glazed window to side, white handle, built in lock, windowsill white glossed a little scratched, purple silver star Roman blind slightly dusty to top, chrome hook, wall a little marked near here, single white radiator thermostat, flake off above, hairline cracking from below sill, evidence of repair around double power point, hook to wall	
155.	Main facing wall, white upvc double glazed windows to rear, 2 opening windows, white handles, built in lock, windowsill white glossed, sealant discoloured, children's writing to right-hand edge	
156.	Curtain pole, finial, pair purple silver star design curtains, tab-top, a little faded to edges	

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Page 8 of 10

157. Skirting white glossed, a few slight marks, yellowing in places, cracking to far left corner area	
158. Flooring pale beige self patterned carpet, furniture indentations, lightly worn to walkways	

Built in cupboard

159. Door frame white glossed extending to locker type cupboard above, plain hardboard doors glossed white, blue-tack marks, a few small pinholes, few flakes off, metal handle worn, metal loop handle to locker cupboard	
160. Rear of door, child's writing, scratched	
161. Ceiling painted white, scratched	
162. Walls painted off white, some children's writing, formica shelf, low level ballerina border, formica white three drawer chest of drawers worn, metal hanging rail scratched	

Bathroom

163. Door frame white glossed	
164. Mdf white panelled door, chrome handle, fish ceramic hanging to front	
165. Rear of door, built in lock	
166. Ceiling painted white, opaque globe light fitting, non compliant	
167. Ceiling light pulley	
168. Walls fully tiled, blue/ grey tiling, white grouting, white sealant, occasional fish design tiling	
169. Left-hand wall, ceramic white chrome towel ring, ceramic white toilet roll holder, hanging bevelled mirror, old-style white plastic shaver point, white double radiator below	
170. Main facing wall, white upvc obscure double glazed window to side, white handle built in lock, windowsill white glossed, discoloured, little scratched, 3 screws holding cream Roman blind, blind dusty to top, stained, watermarking, chrome hook to end of windowsill	
171. White low level wc, white seat, chrome handle	
172. White pedestal wash hand basin, chrome taps, indicators worn, plug and chain no sealant	
173. Tiled bath panel to white plastic bath, chrome taps, plug and chain attached, indicators slightly worn, bath base lime-scale marked, tiling to tap end bath	
174. Sealant around bath slightly fractured	
175. Skirting white glossed, a few marks	
176. Flooring beech laminate, joins separating to the side of bath	

Airing cupboard

177. Door frame white glossed, double doors white painted, paint cracking, blue plastic round handles	
178. Ceiling painted green, scratched	
179. Walls painted blue not recently, 3 pine slatted shelves, white heating controls, isolation switches for immersion & boiler, factory lagged hot water tank	

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Page 9 of 10

Externally to front

180.	Terraced lawned area, laid to grass, a few slight weeds, gravelled area enclosed by wood bark, paved patio area, steps, metal handrails, some solar lights, stone troughs, low level gate to front	
181.	Garden enclosed by hedging	
182.	Front of house, climbing rose, hanging basket strut, metal name of house Serendipity, black metal and glass external light, quarry tiled porch floor	
183.	Pathway badly cracked, uneven surface, external black rubber coir mat	
184.	Gravelled area with pebbles leading to right-hand side of the property	

Externally to rear

185.	Gravelled area, few weeds, little mossy	
186.	White glass external light, external tap, green hanging hose reel	
187.	Paved patio area, gravel areas, steps up	
188.	Garden laid to grass, tree to centre, enclosed by hedging	
189.	Gravelled pathway leading to front left-hand side of the property, green rotary washing line, shaped wood-bark area	

Shed 1

190.	Recently varnished, contains work type bench, 4 glazed panes to side	
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Gated access to gravelled parking area

191.	Gravel worn away mostly, green recycle box and lid, some brambles to the area	
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Shed 2

192.	Older type shed, 3 glazed panes	
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Meters

193.	Electric meter readings 34567	
194.	Gas meter reading 1234	
195.	Water meter en-closed by boarding in the sink cupboard, reading being 1234.56	

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Page 10 of 10

Disclaimer

- Meter readings will only be taken if meters are readily accessible.
- Appliances are not tested.
- Inaccessible areas and lofts are not included in the report.
- Burglar alarms and smoke alarms are **not** tested.
- **Unless otherwise stated, any item listed in the inventory is considered to be in good clean condition.**
- The inventory clerk is **not** a qualified structural engineer and is **not** an expert in wood, fabric, furniture or antiques.
- The accuracy of the inventory is to be agreed between the landlord, tenant and agent as necessary.
- The inventory is not a statement of safety of any item listed.
- Items of furniture have not been moved, cushions and mattresses have not been checked on the undersides
- Kitchen crockery and utensils have not been counted or checked

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