

# East Devon Inventories

eastdevoninventories.co.uk

Page 1 of 8

## Inventory 3 Otter Vale, Tip Hill, Ottery St Mary Prepared on the 24th of July 2009 Unfurnished two-bedroom end terrace property

	Description	Condition	Comment
<b>Entrance</b>			
01.	External white plastic/ glass light, slate 'one' ,electric & gas meter boxes, terracotta planted pot		
02.	Door frame white glossed	Worn to lower edges	
03.	White plastic doorbell		
04.	Floor plinth, dark wood varnished		
05.	White upvc panelled part stained glass leaded double glazed effect door, gold effect trim		
06.	Letterbox flap missing		<b>Agent to note</b>
07.	Brass door lock		
08.	Rear of door, flap to letter box, brass catch chain	Framework chipped near here	
<b>Entrance porch</b>			
09.	Ceiling painted white		
10.	White plastic smoke alarm		
11.	White plastic light fitting		
12.	Walls painted white	Worn to corner edges	
13.	Left-hand wall high-level grey plastic mains fuse switch box, white plastic doorbell sounder, wooden plinth 4 chrome single hooks, white plastic telephone point on return edge corner		
14.	Right-hand wall, picture hook, white double radiator thermostat	A few mismatching paint touch ups	
15.	Skirting white glossed	Little worn to corner edges, dusty behind door	
16.	Flooring beech laminate	Dusty behind door, little paint marked, slight gap in front of left-hand wall	

# East Devon Inventories

eastdevoninventories.co.uk

Page 2 of 8



## Reception

17.	Door frame white glossed		
18.	Mdf large panelled white glossed door	Flake off base panel edging & door jamb edge	
19.	Brass handle		
20.	Ceiling painted white, beam painted white		
21.	White plastic light fitting, white paper round shade		
22.	Walls part painted white, part beige to left-hand & main facing walls		
23.	Left-hand wall, white glossed double glazed casement windows to side, white plastic handles, vents to top, net rod, white cafe style net curtain, windowsill white glossed	Sill cup ring marked	
24.	Window recess poor condition to top	Evidence previous roller blind fixings	
25.	Right-hand vent appears to be broken		
26.	Beige painted plinth to white plastic curtain track, pair full-length cream hessian type loose lined curtains	Linings stained, curtains marked to base	
27.	Modern white double radiator, thermostat	Paint marked to front	
28.	White plastic television point		
29.	Main facing wall, 1 picture hook, white glossed double glazed casement windows to front, white plastic handles, built in locks, windowsill white glossed	Sill discoloured	
30.	Beige plastic venetian blinds	Dusty marked	
31.	Beige painted plinth to white plastic curtain track, pair sill length hessian type curtains to match	Same condition, right-hand curtain missing stop to curtain track	<b>Agent to note</b>
32.	Indent below window approximately 2" x 1"		
33.	Near right wall, 1 picture hook, 1 nail	Paintwork patchy around	
34.	White plastic telephone point		
35.	Main right wall incorporating open walkway, white double radiator thermostat		

sales@eastdevoninventories.co.uk

# East Devon Inventories

eastdevoninventories.co.uk

Page 3 of 8

36. Skirting white glossed	A little worn, wood knots showing through	
37. Flooring beech effect laminate	Lightly scratched to threshold, a little paint marked to edges, heavy scratches, small chip approximately 3 foot in front of under-stairs cupboard door, further 3 large chips to centre, gap to centre, scuff marks leading to window to front	

38. Flooring	Indent approximately 2 foot from main facing window, triangular shaped	
--------------	--	--

## Under-stairs cupboard

39. Door frame white glossed		
40. Mdf large panelled white glossed door		
41. Brass handle		
42. Walls painted white	Large hole, redundant fixings	
43. Skirting white glossed	Discoloured yellowed	
44. Flooring continuation beech laminate	Marked, paint marked	



**Kitchen**

45. Ceiling painted white	Hand print marked around light fitting	
46. Chrome 4 prong spotlight fitting	1 bulb blown	
47. Walls part painted white, part tiled white, white grouting	Grouting discoloured behind sink & hob areas	
48. Right-hand wall, isolation switch to extractor		
49. Main facing wall, Baxi white boiler, boxing in hardboard painted white screwed to position	Hard board discoloured	
50. Tile mounted isolation switches to appliances		
51. Skirting white glossed	Little worn	
52. Flooring continuation beech laminate, white damage approximately 4 inches round to walkway, various light scratches leading off, a few gaps widening		
53. Kitchen comprises a range of wall and		

# East Devon Inventories

eastdevoninventories.co.uk

Page 4 of 8

	base units		
54.	Cream panelled formica doors, wooden round handles, wood veneer top/ base pelmets/ base skirting/ end panels		
55.	Wall units comprise; single unit, narrow unit, narrow corner unit, locker double unit, double unit, locker unit over extractor, narrow unit		
56.	4 under counter fluorescent strip lights		
57.	Base units comprise; door housing reffridgerator; corner unit, drawer over; sink unit, false drawer over; under counter space to appliance; narrow unit, drawer over; double unit, drawers over		
58.	Built in beige plastic vent to base skirting	Base skirting damage, come away below sink unit	
59.	Work surface wood effect formica rolled edge	Obvious join in front of hob area	
60.	Stainless steel single sink drainer unit	Lightly worn	
61.	Metal plunger plug, stainless steel swivel mixer tap		
62.	Built in fridge, white, 2 white plastic shelves, 2 inset salad bowls, folding plastic shelf over, freezer unit, 2 door shelves		
63.	Built in white Hygena electric oven, white handle, 2 metal racks, 1 foil covered	Base of oven lightly marked	
64.	Built in white Diplomat 4 ring ceramic hob	Tops, lightly tarnished notably far right	
65.	4 dials	Dial controls slightly worn	
66.	Built in white extractor, light	Filter slightly fluffing through vent	

## Cloakroom

67.	Door frame white glossed		
68.	Mdf large panelled white glossed door	Lightly worn	
69.	Brass handle	Tarnished	
70.	Rear of door built in lock		
71.	Ceiling painted white		
72.	White plastic light fitting, white paper round shade		
73.	Walls painted off-white, right-hand wall, 1 picture hook	Flake off, marking around	
74.	Stainless steel double towel rail, modern small white double radiator, thermostat	Wall markings to lower half	
75.	Main facing wall, picture pinholes, 1 picture pin hook, wooden toilet roll holder	Very loose on fixings	<b>Agent to note</b>
76.	Left-hand wall, high-level white extractor sector		
77.	Skirting white glossed	A little worn	
78.	Flooring continuation of beech laminate		

sales@eastdevoninventories.co.uk

# East Devon Inventories

eastdevoninventories.co.uk

Page 5 of 8

79.	White low level wc, white seat		
80.	White corner wash hand basin, stainless steel taps, plug and chain attached		
81.	Tiled splash back, white square tiling, white grouting, white seal	Far right top tile chipped approximately half an inch	

## Staircase

82.	Wall mounted three section white glossed handrail, white supports		
83.	Skirting white glossed	Little worn	
84.	Flooring blue hard wearing carpet	Lightly worn, white paint marked, lightly flattened to treads	
85.	Walls going up the stairs painted off-white	Numerous paint touch ups, mismatching, turn the stairs left-hand wall, small indents painted over, right-hand wall scuff marks, large circular indent approximately 1 inch, further markings higher level where furniture has been turned, picture hook to top	

## Landing

86.	Ceiling painted white		
87.	White plastic smoke alarm		
88.	White plastic light fitting, white paper shade		
89.	Skirting white glossed		
90.	Flooring continuation of stair tread carpeting	Similar condition to stairs	

## Bedroom one

91.	Door frame white glossed	Wood knots showing through, flake off top, worn to lower edges	
92.	Mdf large panelled white glossed door		
93.	Brass handle		
94.	Rear of door, metal coat hook		
95.	Ceiling painted white		
96.	White plastic light fitting, white paper shade		
97.	Access to loft space, framework, plain board white glossed	Little worn, wood knots showing through	
98.	Angled level ceiling, pine double glazed velux skylight, velux built in black blind		
99.	Walls painted white		
100.	Near right wall, 2 picture hooks, a few small pinholes, wall corner edge, white plastic telephone point		
101.	Main right wall, white glossed double glazed casement windows to front, white plastic handles, built in locks, vent to top, windowsill white glossed	Paint a little discoloured, frame draft excluder around	
102.	Fixed double glazed half arch shaped window above		

sales@eastdevoninventories.co.uk

# East Devon Inventories

eastdevoninventories.co.uk

Page 6 of 8

103.	White plastic curtain track mounted white painted plinth, single cream cotton lined curtain	Curtain lightly worn condition, not reaching sill length	
104.	Main facing wall, white plastic television point, modern white double radiator, thermostat	Radiator scratched to top	
105.	Left-hand wall incorporating over stairs storage, wall corner edge		
106.	Skirting white glossed, skirting mounted brass doorstep	Wood knots showing through	
107.	Flooring blue bedroom quality carpet	Lightly worn condition, furniture indents, brown staining to walkway between under stairs cupboard & radiator, lightly flattened in places	

## Built in cupboard

108.	Framework white glossed		
109.	Mdf white glossed panelled door, brass handle		
110.	Ceiling painted white		
111.	Walls painted cream	Marked	
112.	Skirting white glossed	Discoloured yellow	
113.	Flooring beige bedroom quality carpet	Worn greying to edges	
114.	White painted shelf	Lightly marked	
115.	Gold effect hanging rail		

## Bedroom two

116.	Door frame white glossed	Wood knots showing through, chipped to the corner edges	
117.	Mdf large panelled white glossed door, brass handle		
118.	Ceiling painted white		
119.	White plastic light fitting to bulb	Paper shade off	
120.	Walls painted white, left-hand wall, 1 picture hook, wall corner edge	Lightly scratched on return	
121.	Main facing wall, white glossed double glazed casement windows to front, white plastic handles, built in locks, 1 window lock key, vent to top, windowsill white glossed	Sill faded yellow	
122.	Fixed half arch shape double glazed panel to top		
123.	White painted plinth to white plastic curtain track, single cream cotton lined curtain	Curtain, lightly worn not reaching sill length	
124.	2 small picture pin hooks	Wall lightly scratched lower half	
125.	Near right wall	Few light scratch marks	
126.	Main right wall, pine velux double glazed skylight to side, built in cream velux blind		
127.	Modern white double radiator thermostat		

# East Devon Inventories

eastdevoninventories.co.uk

Page 7 of 8

128. Skirting white glossed, skirting mounted brass doorstop	Wood knots showing through, lightly worn	
129. Flooring beige bedroom quality carpet	Worn condition, greying to edges, flattened, light staining central area	
130. Folding z bed mattress stored		<b>Agent to check</b>

## Bathroom

131. Door frame white glossed	Wood knots showing through, framework a little worn	
132. Isolation bathroom switch over		
133. Mdf large panelled white glossed door, brass handle		
134. Rear of door, metal coat hook, built in lock, door mounted rubber doorstop		
135. Ceiling painted white, white plastic extractor, pine velux double glazed skylight, built in blue velux blind, slightly narrow to space		
136. Walls painted white, left-hand wall white plastic shavers point, 2 metal double towel rails, modern white double radiator thermostat, redundant metal fixing, hanging metal framed circular mirror, metal toilet roll holder		
137. Skirting white glossed	Little worn, wood knots showing through	
138. Flooring beech laminate	Lightly worn, scratched, faded, water marked	
139. Boxing in wc, plumbing painted white	A little worn	
140. Plumbing to sink, not boxed in		
141. White pedestal small wash hand basin	Green soap & lime scale marked	
142. Stainless steel taps, plug and chain attached		
143. Shallow white tiled splash back, white grouting	Top left tile tiny chip to corner edge	
144. White low level wc	Heavily lime scale marked, dirty	
145. White plastic seat		
146. White plastic bath panel to white plastic bath, built in handrails, beading to edges		
147. Stainless steel mixer tap, armoured chrome hose, chrome showerhead, plug and chain attached, further rubber plug		
148. Folding glass shower door to far end, metal trim	Seal damage to base ill fitting	<b>Agent to note</b>
149. Bath & shower area, fully white tiled, white grouting	Grouting discoloured	
150. White plastic shower hook up		

# East Devon Inventories

eastdevoninventories.co.uk

Page 8 of 8



## Meters

151. Electric meter reading 99 757.83		
152. Gas meter reading 03622.65 5		
153. Gas meter box door will not close		

## Miscellaneous

154. Allocated parking space/ shared bin area		
---	--	--

## 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 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

[sales@eastdevoninventories.co.uk](mailto:sales@eastdevoninventories.co.uk)