

Inventory & Check In



Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

**October
9th 2026**

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Disclaimers

This inventory has been prepared by Inventory Bee to provide an accurate "as seen snapshot" of the property and its contents at the time of inspection. It serves as a fair and objective record of the internal condition and items present. Whilst it identifies the condition of recorded items, it is not intended to be a detailed technical description of every piece of furniture, nor does it constitute a structural survey report.

The Inventory Clerk is not a specialist in materials, antiques, or valuations, nor are they qualified surveyors. Consequently, they are not required to verify if items are authentic, made of precious materials, or brand new, even if they appear to be so.

Items in Storage & Access

Please note that items kept in lofts, cellars, locked rooms, garages, or sheds which are not specifically noted in this report are the sole responsibility of the landlord. While every effort is made to inspect all areas, Inventory Bee cannot be held responsible for items not recorded if access was restricted or unsafe. Furthermore, heavy furniture or appliances will not be moved, so observations may be limited where visibility is obstructed.

Tenants in Situ

If this inventory was completed while tenants were already occupying the property, it may be difficult to distinguish between landlord and tenant possessions. In such instances, or where access is restricted, the report may contain inaccuracies for which Inventory Bee accepts no liability.

Validation

We strongly recommend that both landlords and tenants review this document to confirm its accuracy. Any queries or discrepancies must be reported directly to Inventory Bee within 7 days of the inspection date. Please note that this timescale may vary if subject to specific letting agent criteria.

SAFETY DISCLAIMER

This document is purely a record of the furniture, furnishings, and equipment present at the property. It is **not** a guarantee of safety or working order, merely a record that items exist and their superficial condition. No electrical or gas appliances have been tested for functionality, and their working state may differ following use.

The Inventory Clerk is not a qualified electrician, nor an expert in Housing Health and Safety Rating System (HHSRS) or Fire Regulations. While they may note obvious visual issues, they are not required to report on compliance with safety legislation.

UTILITY METERS

Readings and serial numbers for gas, electricity, water, oil, and propane are recorded as a courtesy service, provided access is safe and accessible. Meters located in unsafe areas or conditions will not be read, and clients will be notified accordingly.

Oil and propane levels are measured via electronic devices or external visual inspection. We do not estimate levels or physically dip tanks.

GUIDANCE NOTES

Inventory Bee produces professional inspection reports designed to be clear and comprehensive. The following information explains how this document should be interpreted and used.

THE INVENTORY

An inventory is a written and photographic record taken at a specific moment in time. It details the components and contents of the property "as seen" by the Clerk. This serves as the baseline reference for the property's condition. Additional notes may be added by all parties to enhance accuracy.

IMPORTANT: Unless otherwise stated next to an item, all listed items are assumed to be in good working order and condition, though not necessarily new or perfect.

Fair wear and tear is not assessed at the start of the tenancy, though the Clerk may note the apparent age or condition to assist with future identification.

THE CHECK-IN

This report confirms the accuracy of the inventory at the start of the tenancy, signed off by the tenant and Clerk. It typically includes meter readings and key collections. It may be issued with or separate from the main inventory and is essential evidence for the check-out process.

THE CHECK-OUT

This inspection identifies any changes in condition or content since the start of the tenancy. It is not a duplicate inventory; rather, it highlights differences to help determine liability for damages, loss, or cleaning standards.

The Clerk may offer an opinion on whether changes are due to tenant action or fair wear and tear. However, they do not assess financial liability or costs; this is determined by the landlord or agent, supported by quotes or receipts where necessary.

Please note: If the property is not ready for inspection upon vacating, a return visit will be required, and an additional fee will apply.

STANDARDS EXPECTED AT CHECK-OUT

CLEANING

The property must be left in a thoroughly clean condition. Particular attention should be paid to bathrooms, windows, floors, woodwork, and all kitchen appliances (ovens, hobs, extractors, fridges, etc.). All carpets must be vacuumed and professionally cleaned. If the standard is unsatisfactory, professional cleaners will be employed, and the cost deducted accordingly.

CROCKERY & UTENSILS

Items will be checked for chips, cracks, burns, and damage. Where damage exceeds normal wear and tear, replacement or repair costs will be applied.

DECORATIONS

Minor marks from everyday living are expected, but excessive marks, stains, or damage will be charged for. This includes holes, nails/screws, crayon marks, scratches to woodwork, or torn wallpaper.

BEDS & BEDDING

Mattresses and beds are inspected for new stains or damage. Costs for cleaning or replacement will be charged as appropriate. All provided linen must be returned laundered or dry cleaned; failure to do so will result in laundry fees being applied.

POLISHED FURNITURE

Please take care to protect polished surfaces. We check for scratches, water marks, and damage to joints. Repair and re-polishing costs can be high, so negligence in this area will be charged.

KEYS

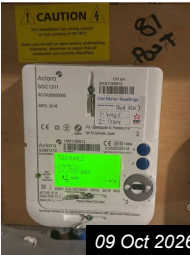
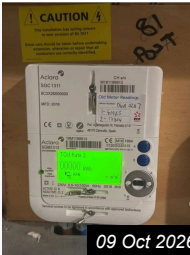
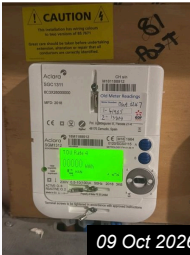
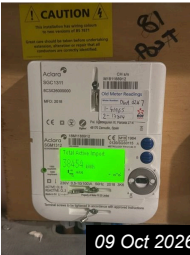
All keys issued must be returned at the end of the tenancy. Loss of keys will result in charges for replacement and lock changes.

GARDENS

If no gardener is employed, tenants are expected to maintain lawns, borders, and general tidiness throughout the tenancy. If the garden is left in a poor state compared to the start, the cost of professional gardening work may be deducted and charged by the landlord or letting agent.

1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	General Overview	In good overall condition. Showing signs of general use and age in some areas.
1.2	Decorative Order	Scuff marks documented to multiple areas and rooms as outlined in individual sections of this report. Consistent with fair wear and tear, general occupancy, and some signs of age and deterioration in places.
1.3	General Cleanliness	Cleaned to a professional standard.
1.4	Ceiling(s)	In good clean condition unless otherwise stated.
1.5	Wall(s)	Scuff marks scattered to most walls.
1.6	Hard Flooring / Carpets	Scratch marks, small dents and chips present in selective areas and rooms as noted. No major damages observed. Condition consistent with normal use and occupancy.
1.7	Woodwork	Scuff marks and abrasions noted to places. Condition consistent with normal use and occupancy.
1.8	Window(s)	In good overall condition. Clean, and fully operable. Reception: Handle extremely loose and wobbly.
1.9	Curtains / Blinds	Reception Area: Multiple slats missing. Connecting beading loose, detached & broken in sections. Bedroom One: Stains visible to both curtains. See relevant section for more details. Bedroom Two: Blind drops when lowered; does not remain in set position.
1.10	Kitchen Area	Cleaned to a professional standard. Imperfections and concerns highlighted to selective areas and items.
1.11	Appliances	Power tested and confirmed working to all appliances. Full functionality not verified on most appliances. Full functionality verified on fridge/freezer.
1.12	Bathroom & En Suite	Cleaned to a professional standard. Imperfections and concerns highlighted to selective areas and items. Refer to individual rooms for more information.
1.13	Fixtures & Fittings	Bedroom One Built-In Wardrobe: Doors have come out of tracks. Doors jammed; unable to open properly. Rails present and secure.
1.14	Contents / Furnishings	In good overall condition, unless otherwise stated.
1.15	Mattress(s)	Bedroom One: Top surface shows several stains. The underside is clean, undamaged, and in good order. Bedroom Two: In good clean condition.

1. SCHEDULE OF CONDITION (CONT.)		
1.16	Upholstery	In good overall condition, unless otherwise stated.
1.17	Balcony	Generally in good condition - weathered.

2. METER READINGS				
Ref	Type	Location	Serial No.	Reading
2.1	Electric Meter	Communal Riser Cupboard Front of Lift Area (RHS).	18M1188912.	Rate 1: 30694 kWh. Rate 2: 07760 kWh. Rate 3: 00000 kWh. Rate 4: 00000 kWh. Total Active Import: 38454 kWh.
 09 Oct 2026 17:36 Ref #2.1  09 Oct 2026 17:36 Ref #2.1  09 Oct 2026 17:36 Ref #2.1  09 Oct 2026 17:36 Ref #2.1				
 09 Oct 2026 17:36 Ref #2.1				

3. KEYS HANDED OVER AT CHECK IN		
Ref	Name	Description
3.1	Sets	2x Brass Yale Kets (Top Lock). 2x Security Fobs.
 09 Oct 2026 18:09 Ref #3.1		

4. HEALTH & SAFETY SMOKE ALARMS			
Ref	Name	Location Room & Floor	Test Result
4.1	Smoke Alarm(s)	1x Entrance & Hallway.	Tested - audible sound emitted, confirmed in working order. No expiry date visible.
4.2	Heat Sensor Alarm(s)	1x Kitchen.	Tested - audible sound emitted, confirmed in working order. Expiry Date: 05/2034.
4.3	Carbon Monoxide Alarm(s)	1x Single Built-In Cupboard (Hallway).	Emitting constant beep; redundant - no gas supply.
 09 Oct 2026 17:16 Ref #4.1  09 Oct 2026 17:16 Ref #4.1  09 Oct 2026 17:17 Ref #4.2  09 Oct 2026 17:17 Ref #4.2			
 09 Oct 2026 17:18 Ref #4.2  09 Oct 2026 17:23 Ref #4.3  09 Oct 2026 17:23 Ref #4.3			

5. ENTRANCE & HALLWAY			
Ref	Name	Description	Condition
5.1	General Overview		In good overall condition. Imperfections visible to selective areas and items, as outlined in this section.
5.2	Exterior Door	Light oak entrance door. Polished metal apartment number plate "81". Door viewer. Metal cylinder top lock assembly. Metal escutcheon plate and mortice/Chubb lock.	Secure, operates correctly. Light wear, surface scuff marks towards low level. Firmly affixed, legible, undamaged.
5.3	Exterior Door Frame	White-painted.	Generally good; paint nibbles and general wear to edges.

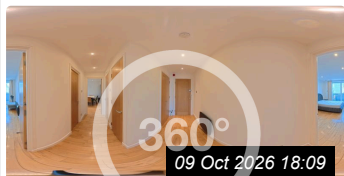
5. ENTRANCE & HALLWAY (CONT.)

5.4	Interior Door	Consistent with exterior. Silver-toned metal surface-mounted security deadbolt. Silver-toned metal strike plate. Polished metal door chain assembly. Silver-toned metal turn-button lock.	In good overall condition - small paint spots to places. Neatly fitted, flush, secure, functional. Firmly fixed, aligned, no visible damage. All links intact, securely mounted, moves freely. Flush-fitted, secure, operates smoothly.
5.5	Interior Door Frame	Consistent with exterior.	Appears in good condition.
5.6	Door Bell / Intercom	Wall-mounted fixing point / former fitting location.	No doorbell present; exposed area shows removed fixture.
5.7	Ceiling	White-painted.	Very light shading visible adjacent to smoke alarm.
5.8	Walls	White-painted. 1x Red fire alarm above front door.	Generally clean at high level. Scuff marks, faint scratches and light surface abrasions present at mid and low level throughout.
5.9	Flooring	Light oak engineered wooden flooring. Light wooden threshold strip	Several scuff marks, general surface scratches present throughout consistent with normal use. Small chips visible between planks exterior to large cupboard upon entry.
5.10	Skirting Boards	White-painted timber skirting boards.	Minor gaps visible at joints and corners; scuffs and light marks present. Surface scuffs, faint scratches and paint wear visible along length.
5.11	Fixtures & Fittings		
5.12	Lighting	5x Recessed spotlights.	All in good, working order.
5.13	Switches	2x Single brushed steel light switches.	Present, flush-fitted, secure, undamaged. All in good, working order.
5.14	Sockets	1x Single brushed steel single socket.	All in good, working order. Socket tested for power using voltage tester; supply confirmed present and in working order. Wiring confirmed in good and safe order; tester indicates correct connection and safe to use.
5.15	Heating	Haverland dark grey electric radiator unit. Integrated digital control panel.	Securely fitted, undamaged. Tested for power - confirmed in working order.

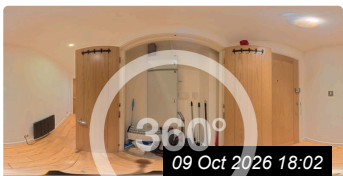
5. ENTRANCE & HALLWAY (CONT.)

5.16	Single Built-In Cupboard	Light oak-veneer door. Polished chrome lever handles. Black metal wall-mounted coat hook rail to interior side. White-painted walls to interior. White Heatrae Sadia Megaflo (DDD250) insulated hot water cylinder. Cylinder technical and identification labels. Copper and metal pipework visible. White plastic sensor units and connecting cabling. Electrical control boxes, switches and wiring. Light-tone wooden shelf to top section. Vacuum cleaner attachments. Used paint pots. 1x Carbon monoxide alarm. White uPVC window handles. Chrome wire storage basket.	In good overall condition. Intact and secure. Intact and secure. Scuff marks to surfaces throughout - aint bubbling present to rear RHS surface. Appears in good condition - no damage visible to unit. Intact and undamaged. Intact and undamaged. Secure and intact. Emitting constant beep; redundant - no gas supply. Condition unknown. Appears in good used condition.
5.17	Double Built-In Cupboard	Double door light oak-veneer doors. Polished chrome lever handles. 2x Black metal wall-mounted coat hook rails to interior side - one on each door. White-painted walls to interior. Contents Black cylindrical electric space heater. Grey and black portable halogen heater. White convactor heater. Light-grey cordless stick vacuum cleaner. Red plastic mop bucket. 2x White square mesh storage basket. 1x White round mesh storage basket. 1x Grey/blue flat mop. Long-handled dustpan and brush set. Stiff-bristle yard broom with wooden handle. Light grey floor mop with head. 1x Large red umbrella. 1x Beige dustpan - no brush.	In good overall condition. Intact and secure. Intact and secure. Scuff marks visible to wall surfaces in most places. Item not tested. Item not tested. Item not tested. Item not tested. In used condition. In good condition - no damage visible. In good condition - no damage visible. In used condition. In used condition. In used condition. In used condition. In good condition. In used condition.
5.18	Additional Items		
5.19	Large Reed Diffuser	White cylindrical ceramic holder with black decorative reeds.	In good condition, no visible damage.

5. ENTRANCE & HALLWAY (CONT.)



Ref #5 - Virtual Overview



Ref #5 - Virtual Overview



Ref #5 - Virtual Overview



Ref #5.2



Ref #5.2



Ref #5.2



Ref #5.2



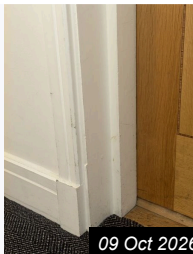
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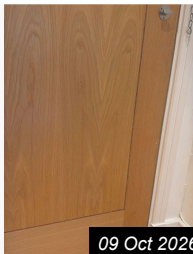
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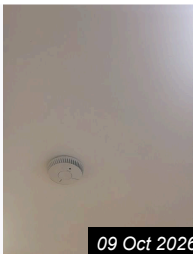
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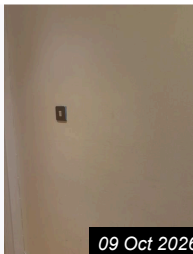
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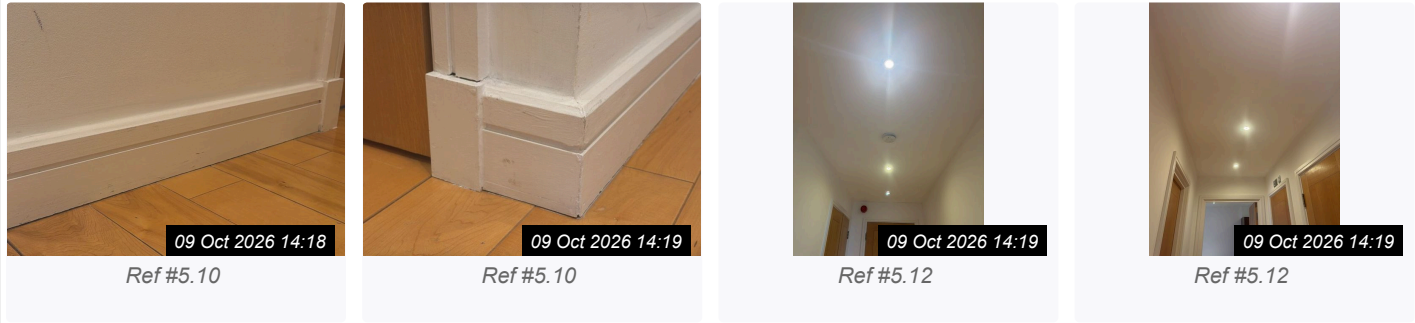
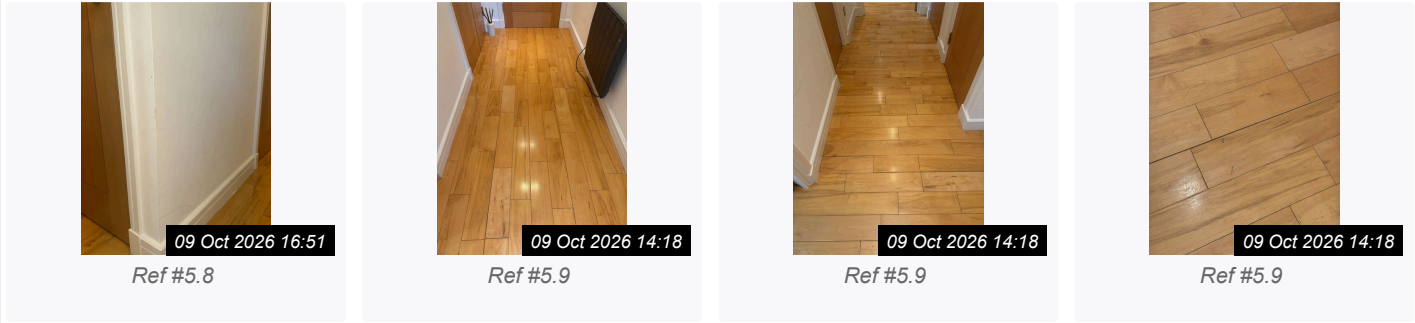
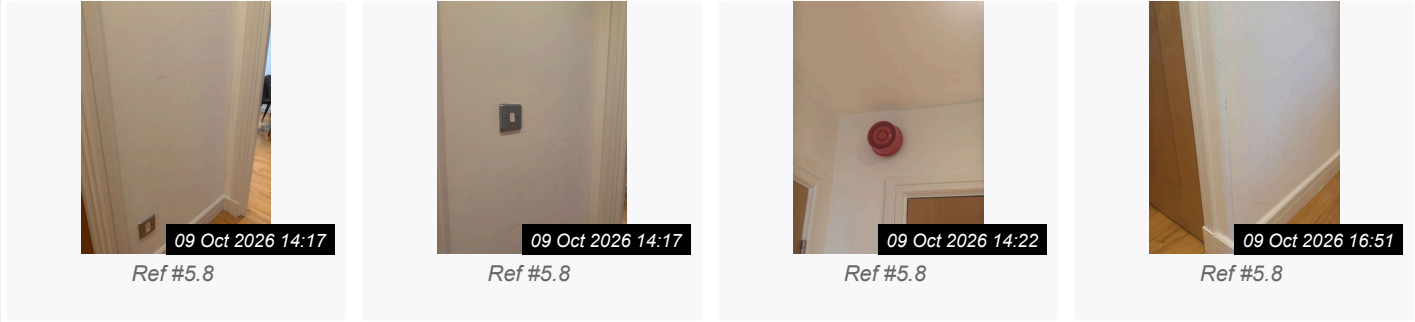


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5. ENTRANCE & HALLWAY (CONT.)



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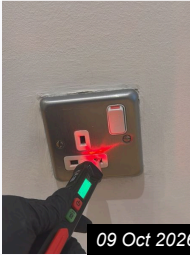
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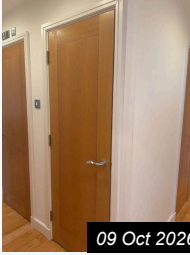
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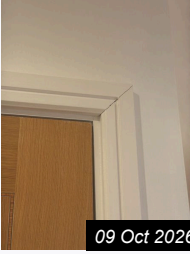
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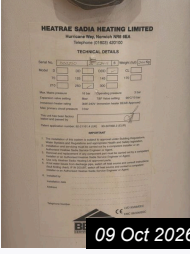
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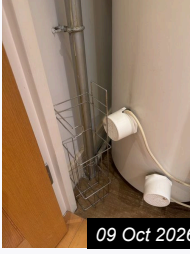
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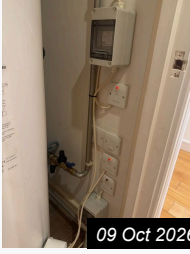
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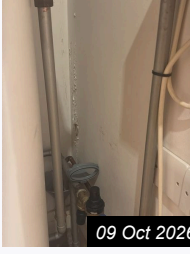
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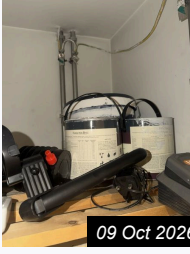
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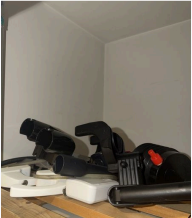
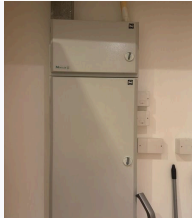
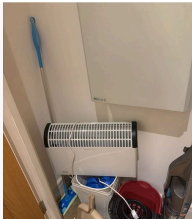
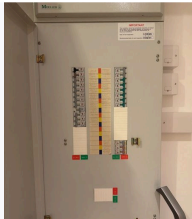
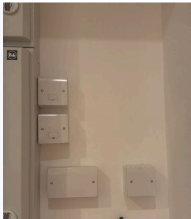
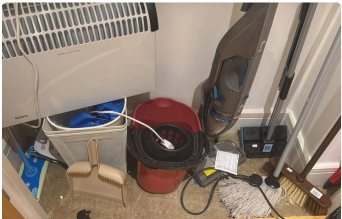


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5. ENTRANCE & HALLWAY (CONT.)

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5. ENTRANCE & HALLWAY (CONT.)



Ref #5.17



Ref #5.19

6. BATHROOM

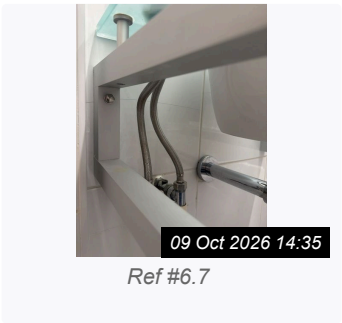
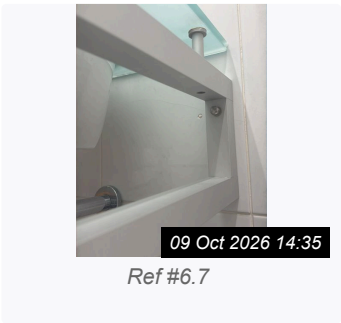
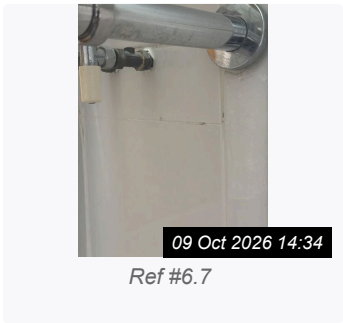
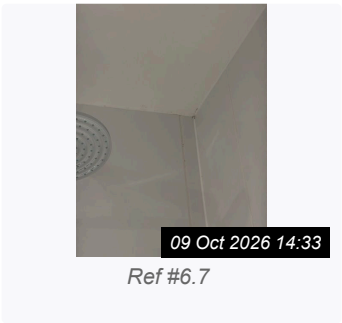
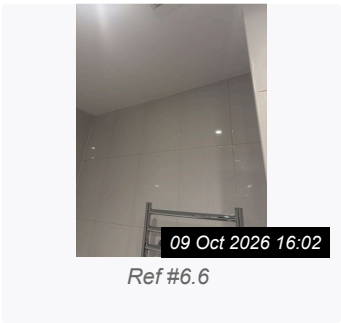
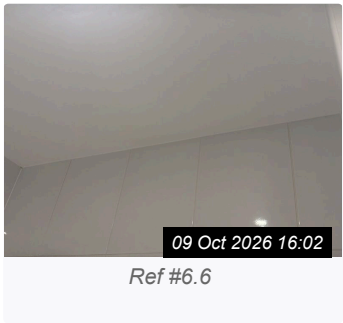
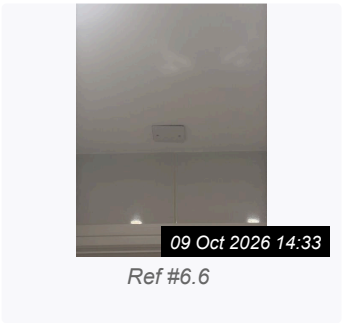
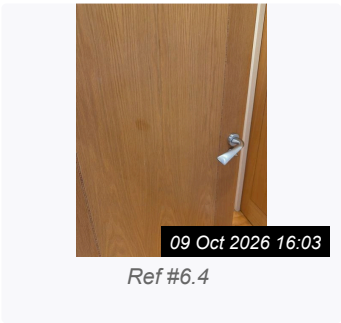
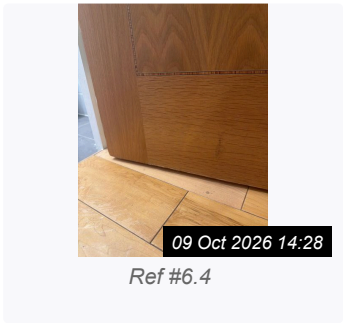
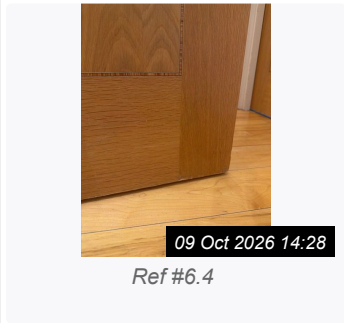
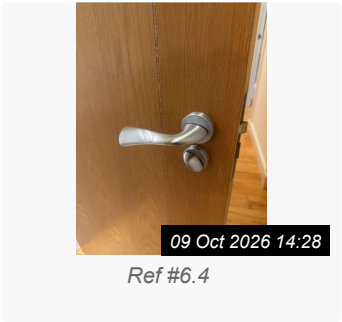
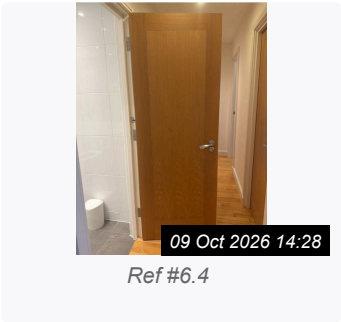
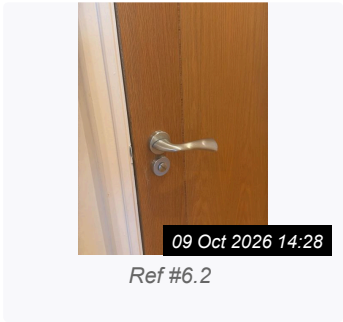
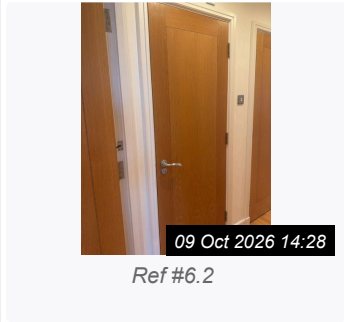
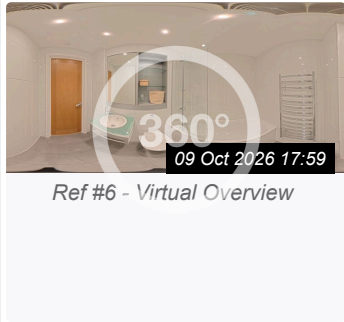
Ref	Name	Description	Condition
6.1	General Overview		In good overall condition. Imperfections noted to selective areas and items, as outlined in this section.
6.2	Exterior Door	Light oak-veneer door. Polished chrome ever door handles.	In good overall condition.
6.3	Exterior Door Frame	White-painted.	Appears in good condition.
6.4	Interior Door	Consistent with exterior. 1x Thumbturn privacy lock mechanism.	Small round oil-like stain to mid level. Bottom RHS corner: minor surface scuff/veneer chip. Lower panel LHS: fine surface scratch. In good working order.
6.5	Interior Door Frame	Consistent with exterior.	Appears in good condition.
6.6	Ceiling	White-painted. White plastic ceiling plate / cover.	Light shading present to corner edge section RHS above bath/heater. Light mould growth visible in corner area. Loose / detached from ceiling surface.
6.7	Walls	Large white ceramic wall tiles. Tile edging trim and border strip.	2x Tiles cracked behind/below basin - one to LHS and one to RHS. 1x Small chip visible below basin. 1x Small chip/filled hole above bath, RHS to shower screen. Grouting heavily discoloured across most sections. Tiled section RHS upon entry detached from wall; open gaps visible at joints and edges.
6.8	Flooring	Dark grey ceramic floor tiles. Silicone sealant along floor edges. Wooden floor threshold / transition strip.	Grouting discoloured across entire area. Yellowing present along perimeter edges. Mould spots to sealant in multiple places. One oil-like stain to centre RHS section. Intact and secure.
6.9	Fixtures & Fittings		

6. BATHROOM (CONT.)

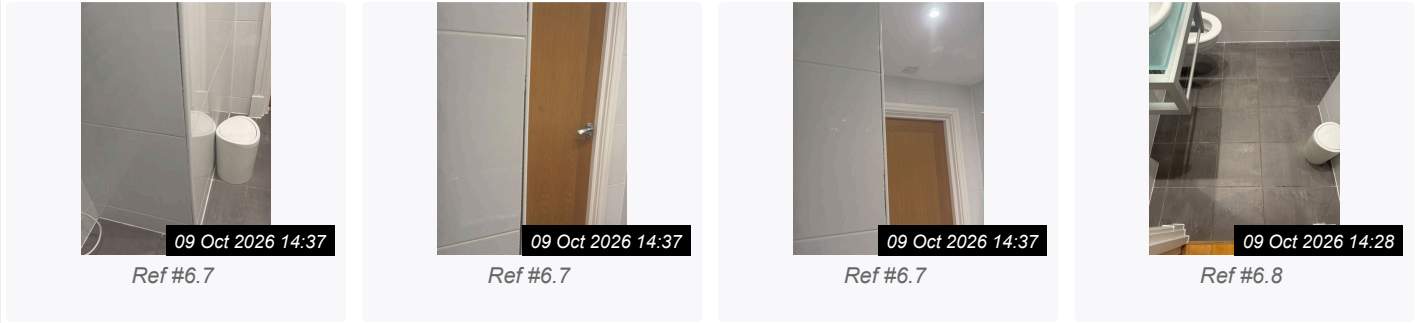
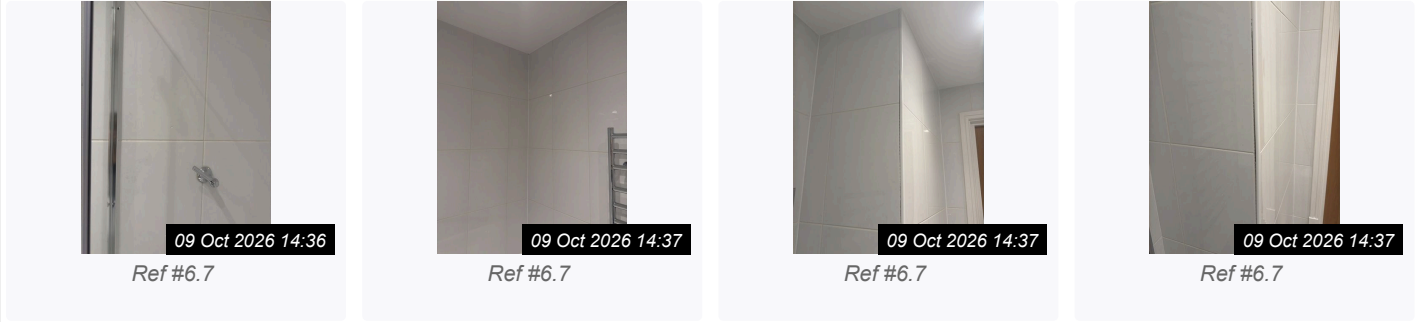
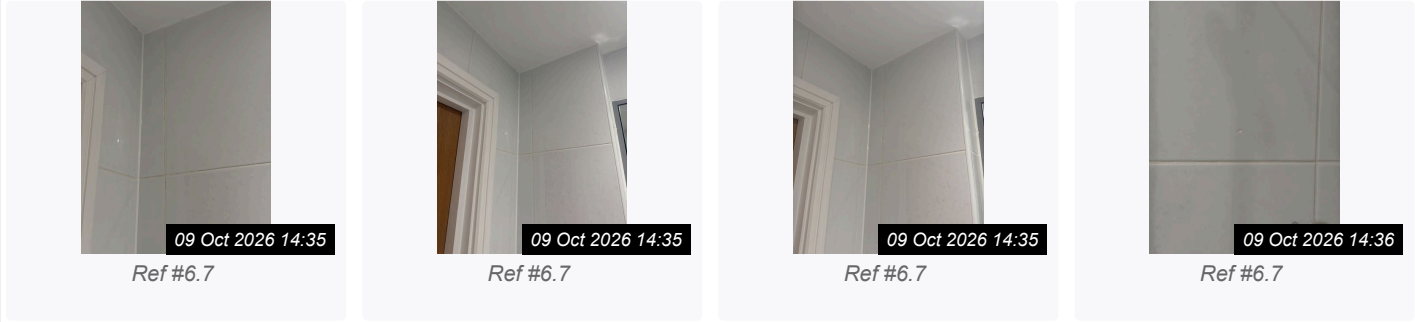
6.10	Lighting	4x Recessed spotlights.	All in good, working order.
6.11	Switches	1x Brushed steel single light switch plate.	All in good, working order.
6.12	Sockets	1x Brushed steel shaver socket.	Tested for power using voltage tester; supply confirmed present and in working order.
6.13	Heating	Polished chrome ladder-style heated towel rail.	Firmly fixed, intact and undamaged. Functionality not tested.
6.14	Extractor Fan	Vortice ceiling-mounted extractor fan unit.	Securely fitted; grille intact and in good condition. Sound emitted - confirmed in working order.
6.15	Mirrored Wall Cabinet	Mirrored cabinet door section. Recessed open shelving section. 2x Clear glass shelves. 1x Integrated spotlight within unit. Contents Woven storage baskets (small + large).	Door very stiff, does not open/stuck; mirror surface clean and undamaged. Both securely seated, no chips or cracks. Light not in working order. In good condition - no damage visible to either basket.
6.16	Sanitaryware		
6.17	Bath / Bath Panel	White ceramic bath. Hansgrohe bath/shower mixer control. Fixed overhead shower head and arm. Bath pop-up waste and operating mechanism. Folding glass shower screen. Tiled front panel section.	In good overall condition - no damage/chips visible. Tested - in full working order. Mould growth visible to inner clear seal. Tested - in full working order. - Shower head detached from wall mounting; arm still fixed; unit intact otherwise. Pop-up waste in working order; operates via mechanism on bath rim; clear, no leaks. Fixings secure; glass undamaged, hinges functional.
6.18	Toilet	Wall-hung Villeroy & Boch ceramic WC pan. White plastic seat & lid.	In good overall condition; no visible damage. Slightly loose on the hinges. Flush tested - confirmed in working order.
6.19	Basin & Tap	White ceramic inset basin. Frosted glass worktop surface. Chrome single-lever monobloc tap. Light-grey metal basin frame and support. Chrome push-up waste assembly. Chrome flexible connecting pipes and isolation valves. Chrome towel rail bar.	Clean, no visible chips or cracks. Sealant intact and clear to back wall. Secure; minor faint surface marks visible to glass. Tested - confirmed in working order - no visible leaks. Wall-mounted, rigid, level; no visible damage or movement. Push mechanism in full working order. In good overall condition. In good overall condition.
6.20	Additional Items		

6. BATHROOM (CONT.)

6.21	Toilet Brush	White plastic toilet brush and holder.	In used condition.
6.22	Bin	White plastic bin with flip-top lid.	In good used condition.



6. BATHROOM (CONT.)



6. BATHROOM (CONT.)



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Ref #6.11



09 Oct 2026 14:29
Ref #6.12



09 Oct 2026 14:30
Ref #6.12



09 Oct 2026 14:29
Ref #6.13



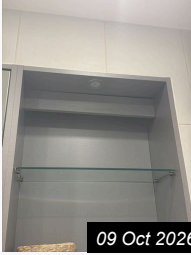
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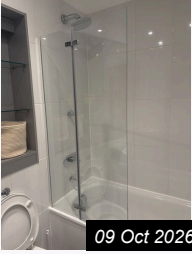
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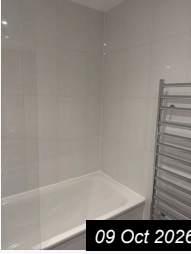
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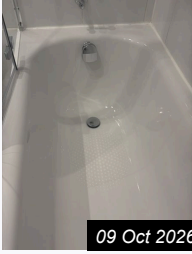
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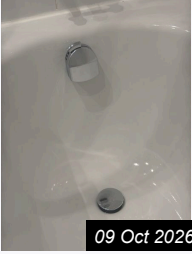
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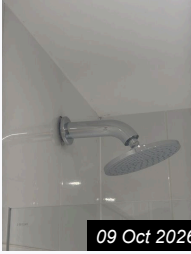
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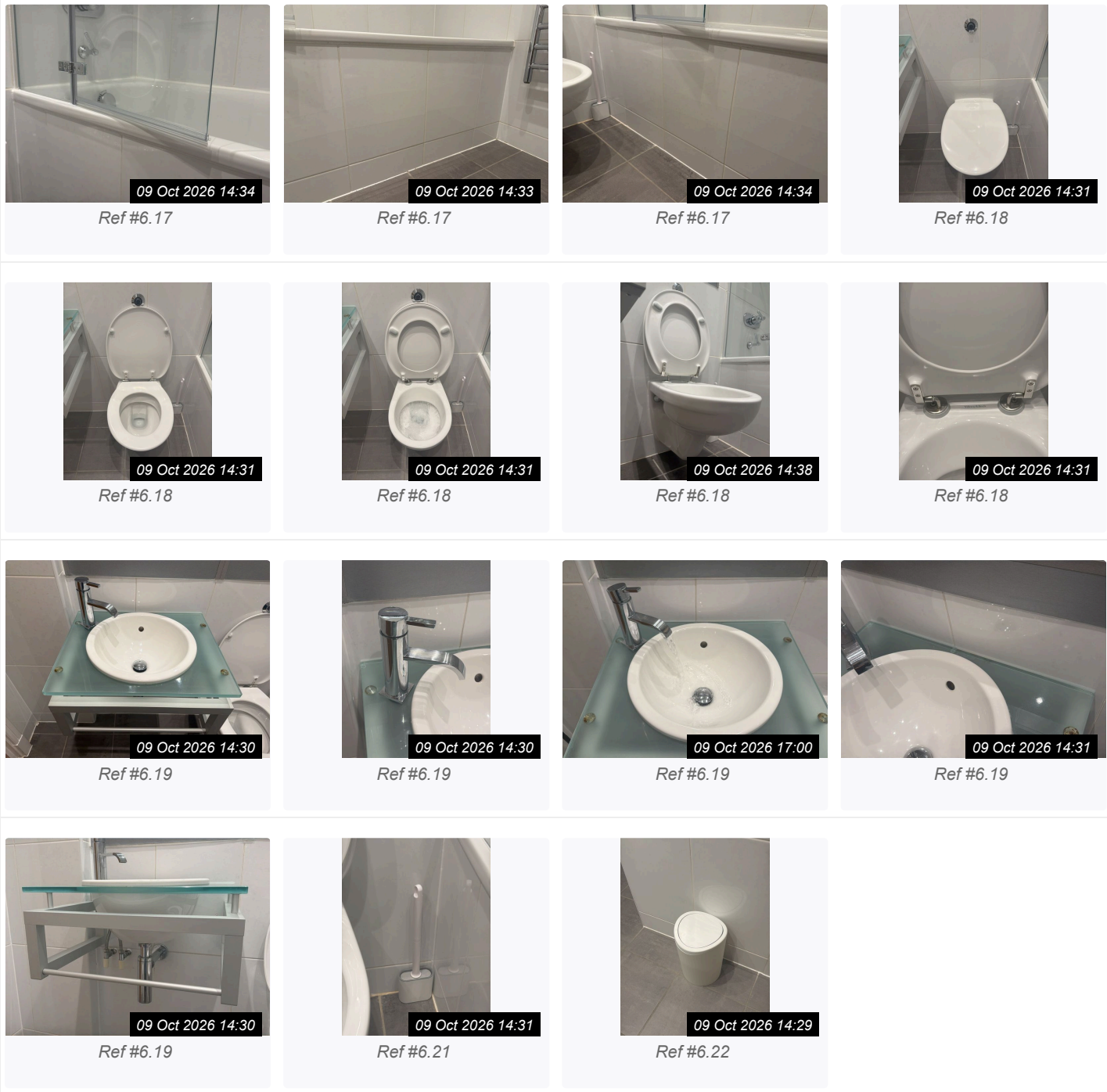


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6. BATHROOM (CONT.)



7. OPEN-PLAN RECEPTION AREA

Ref	Name	Description	Condition
7.1	General Overview		In good overall condition. Imperfections visible to selective areas and items, as outlined in this section.
7.2	Exterior Door	Light oak-veneer door. Polished chrome lever door handles. 1x Grey rubber door wedge.	Surface scuffs/marks visible to edge at base; minor wear to bottom corner. Secure and in good working order. In used condition, as pictured.

7. OPEN-PLAN RECEPTION AREA (CONT.)

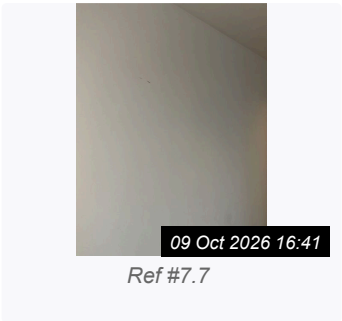
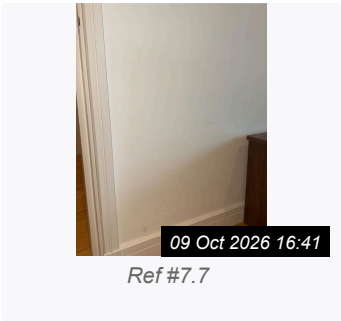
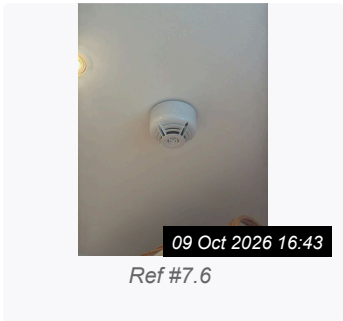
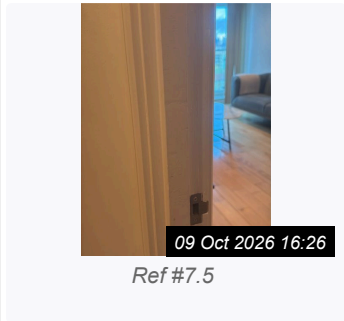
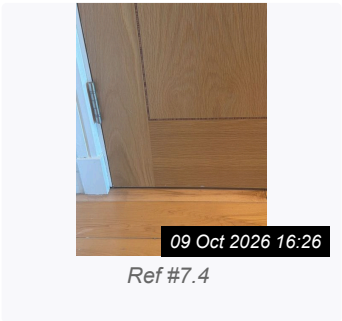
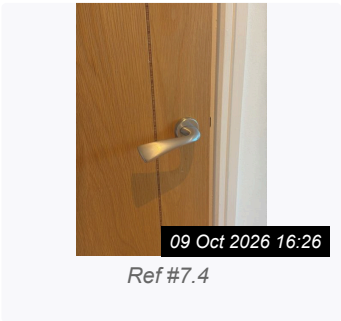
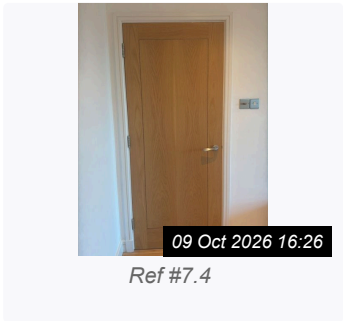
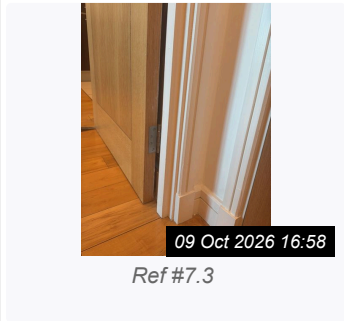
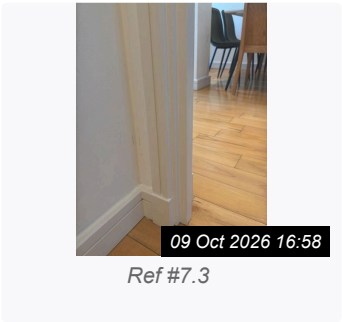
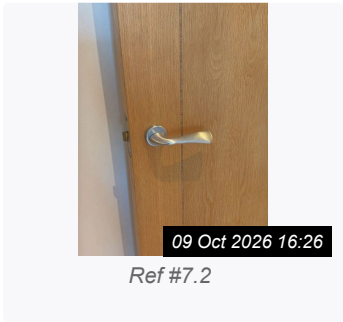
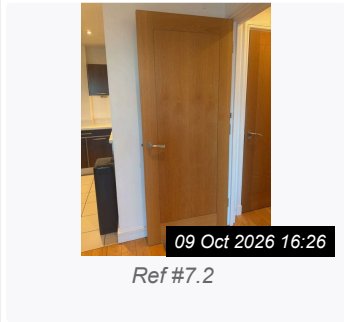
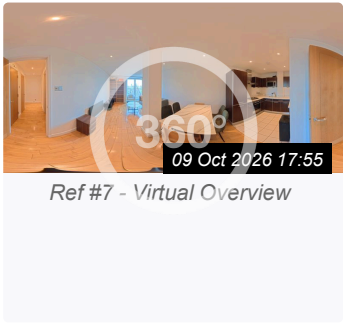
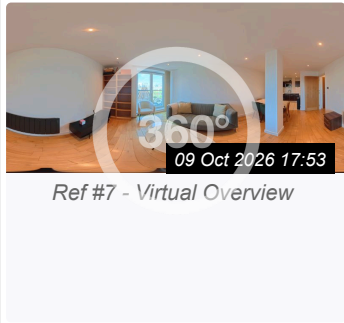
7.3	Exterior Door Frame	White-painted.	In good overall condition.
7.4	Interior Door	Consistent with exterior.	Minor surface marks visible to base.
7.5	Interior Door Frame	White-painted.	In good overall condition. Minor scuffs, light indentations and light surface wear to inner side.
7.6	Ceiling	White-painted. 1x Fire alarm fitted.	In good clean condition throughout.
7.7	Walls	White-painted.	Numerous scuff marks visible to walls in most places. Pillar heavily marked throughout.
7.8	Flooring	Light oak engineered wooden flooring.	Fine light scratches & scuff marks across multiple planks, some clustered in high-traffic zones. Distinct crazing/crackling to surface seal in central section; scuff smudges near skirting. Minor indentations / tiny pinhead marks visible in scattered locations. No deep gouges, chips, water staining, or edge splitting noted.
7.9	Skirting Boards	White-painted. 1x Skirting-mounted doorstop with black rubber tip.	Appears in good condition. Very light scuffs scattered across surface; not sufficiently prominent to capture in photographs.
7.10	Window(s) / Sill	White UPVC balcony door assembly. White UPVC door handle - 1x key present. 2x Trickle vents fitted - one on each side.	In good overall condition and full operable. Extremely loose and wobbly. Sill edges (both sides): scuff marks and cracking to paint.
7.11	Blind	1x Set beige vertical blinds.	Multiple slats missing. Connecting beading loose, detached & broken in sections.
7.12	Fixtures & Fittings		
7.13	Lighting	8x Recessed spotlights.	All in good, working order.
7.14	Switches	1x Single brushed steel dimmer switch. 1x Single brushed steel light switch.	All in good, working order.
7.15	Sockets	4x Double brushed steel plastic sockets. 4x Single brushed steel 3-pin sockets. 1x Commend intercom / Master Socket 3C unit. FM/DAB/TV/SAT outlets, cable access port.	Tested for power using voltage tester; supply confirmed present and in working order. Fittings appear secure; no visible damage to casing or wiring.

7. OPEN-PLAN RECEPTION AREA (CONT.)

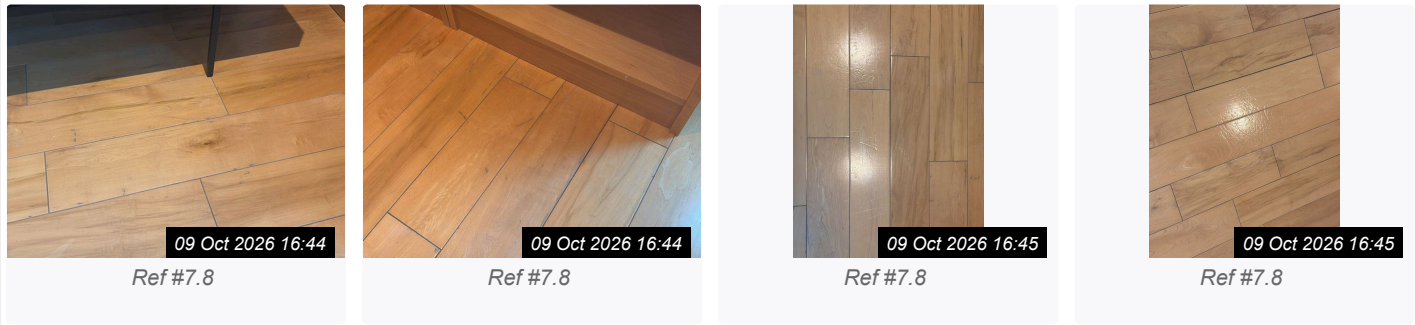
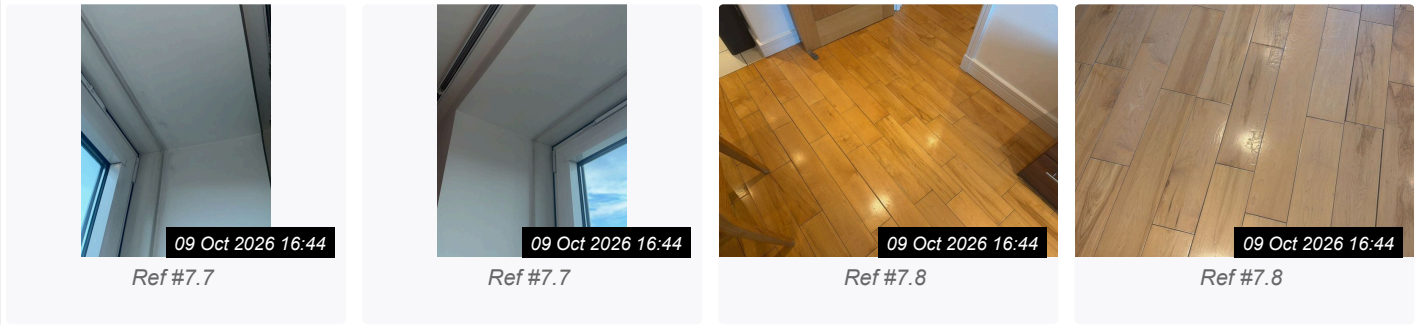
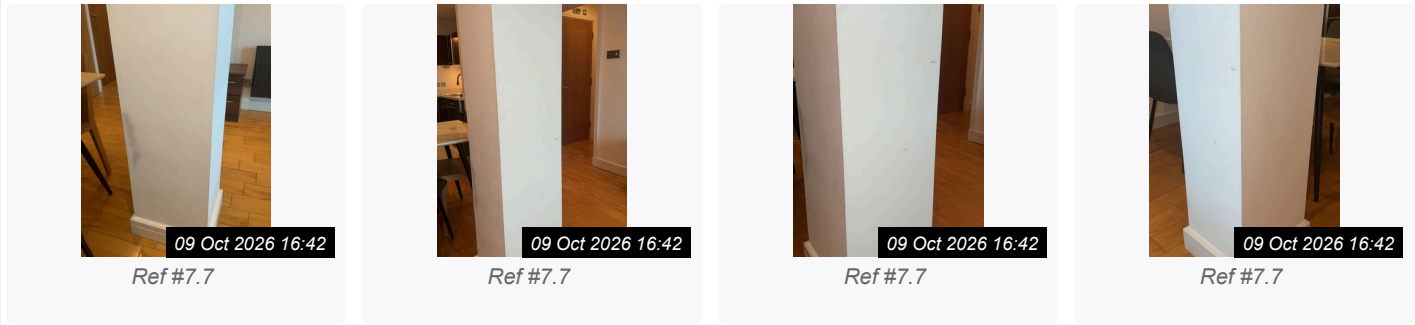
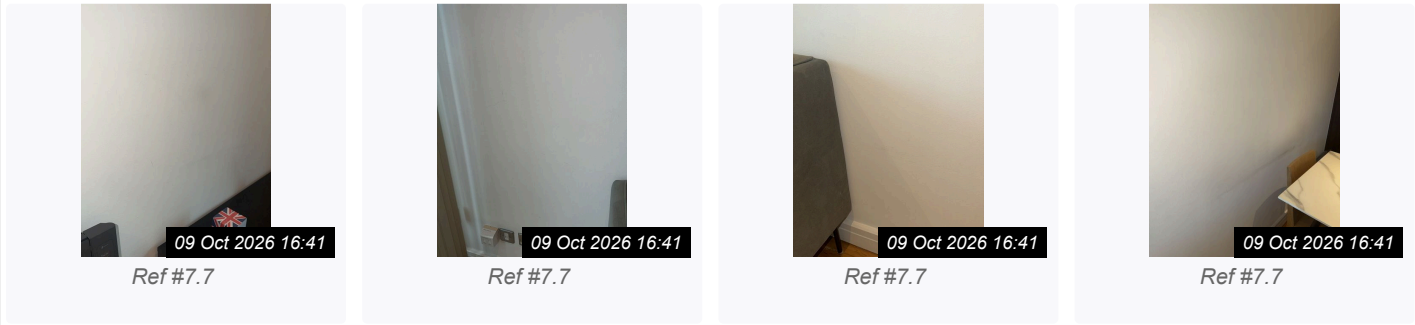
7.16	Heating	Haverland dark grey electric radiator unit. Integrated digital control panel.	Firmly fixed, intact and undamaged. Functionality not tested. Very small dried paint spots to front surface.
7.17	Furniture & Furnishings		
7.18	Sofa	2-3 seater grey velvet/soft fabric sofa, black metal legs. 2x Light beige/green scatter cushions. 1x Knitted throw (neutral tone).	2x Small light-coloured spot marks to main seat cushion surface. 1x Larger uneven discoloured area to front cushion. Minor faint marks visible to second cushion.
7.19	Armchair	1x Curved tub accent chair, light textured bouclé-style fabric, slender black metal legs.	Fabric shows general light soiling / faint marks across seat cushion surface. Frame and legs intact, secure, no damage. No tears, fraying, or loose stitching observed.
7.20	Coffee Table	Oval tabletop - white and grey marble-style veining; slender black metal legs with cross-brace support.	Structurally intact, legs stable. Fine scattered scuff marks and tiny dark speck marks to LHS surface. Faint circular swirl/cleaning marks visible under light. 1x Fine reddish linear surface scratch. 1x Isolated tiny pinpoint indentation/mark. 1x Very fine hairline scratch following veined section. No damage to table edges, rim, or black metal leg frame.
7.21	TV Unit	Black wood-effect low-profile media / TV console. Contents 1x Reed diffuser. 1x The Power of Habits book. 1x Wound dressing box. A range of miscellaneous items. A range of manuals.	One marked internal shelf as photographed.
7.22	Shelving Unit	Double bay light wood-effect open shelving unit. Contents 2x Red plastic shoehorns. 1x Set folded cream blind fabric / slats. 1x Round woven wicker basket with handle. 1x Lined wicker storage basket. 1x Brown branded storage box. 1x Orange branded lidded storage box.	Distinct light discolouration / surface wear mark visible to one internal shelf surface.
7.23	Dining Table & Chairs	Dining table: white marble-effect top, black metal legs; vinyl protective cover fitted. 4x Green/grey fabric/suede dining chairs. 2x Light wood dining chairs.	Vinyl/protective cover: A few pink scuff lines visible; small imperfections scattered in places. Small white stains seen to suede chairs in places. One seat detached from frame.

7. OPEN-PLAN RECEPTION AREA (CONT.)

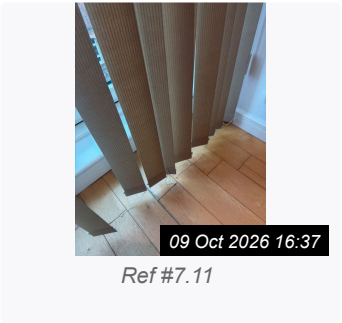
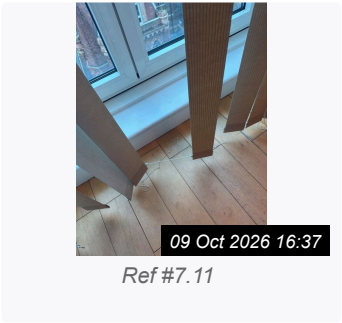
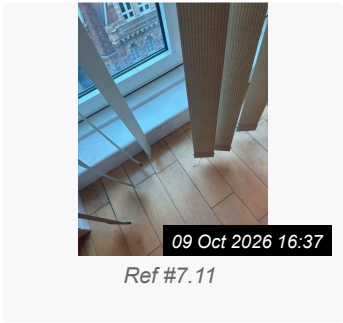
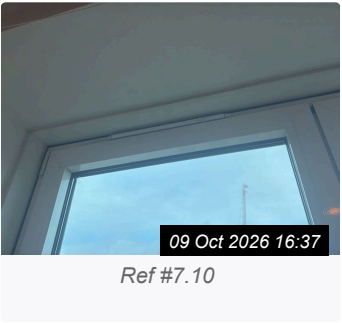
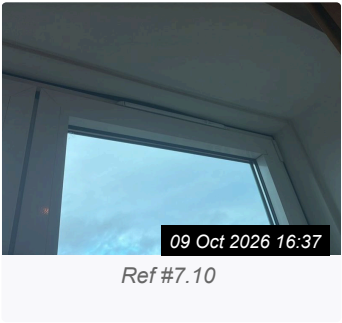
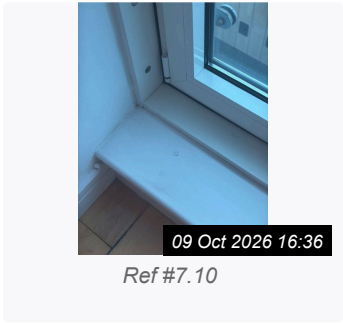
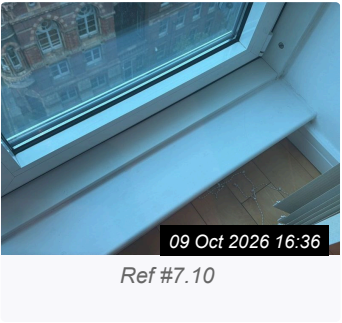
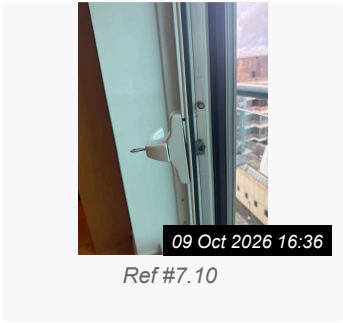
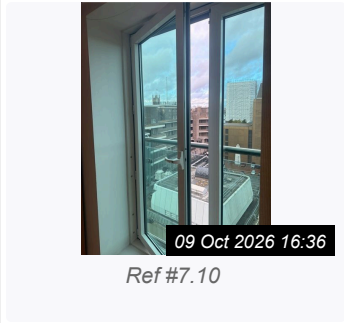
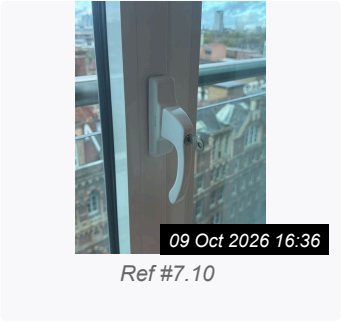
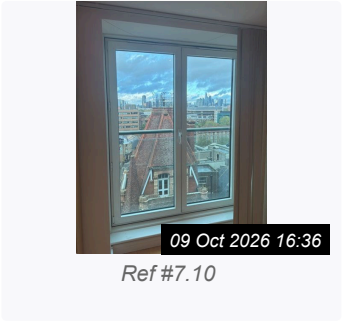
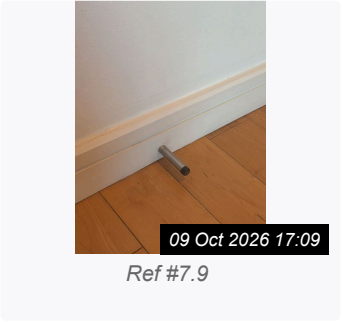
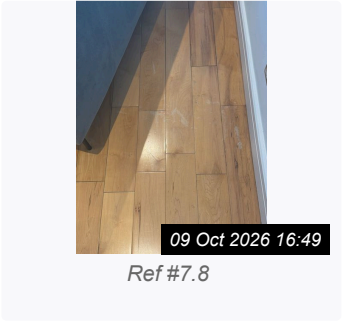
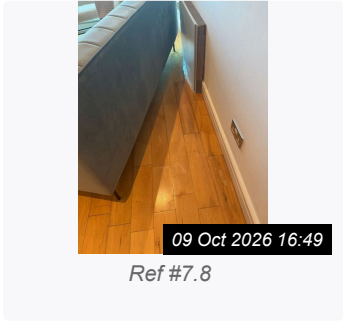
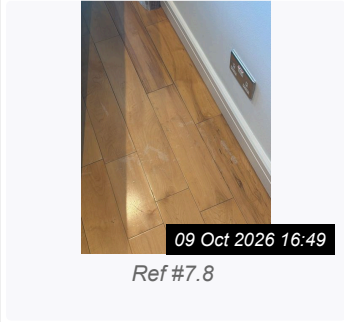
7.24	Side Table	2-Drawer bedside cabinet, dark wood-effect finish. 2x Silver bar handles.	In good overall condition.
7.25	Additional Items		
7.25.1	-	Large presentation display boards.	In good condition.



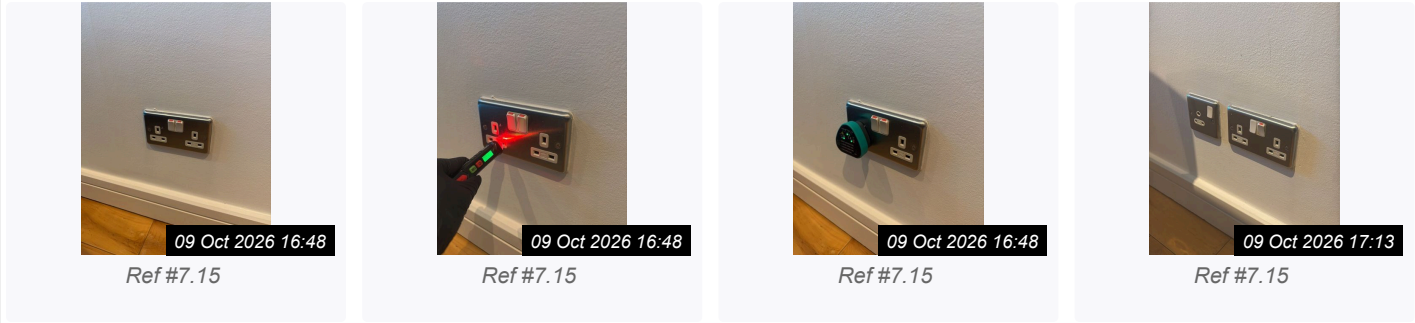
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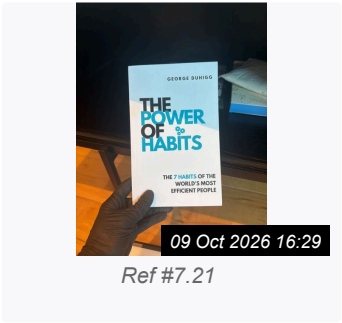
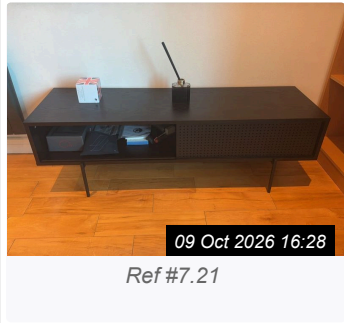
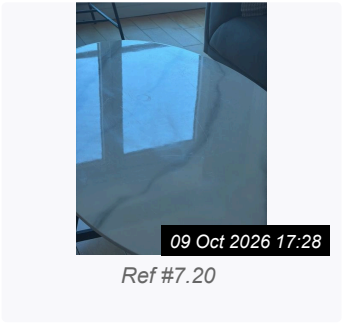
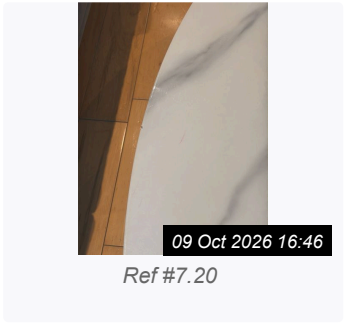
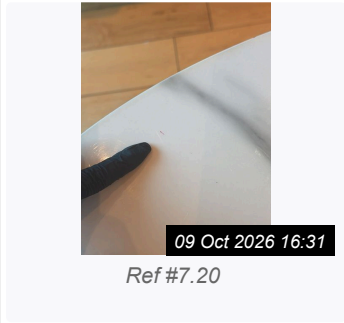
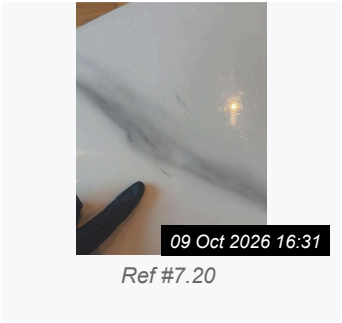
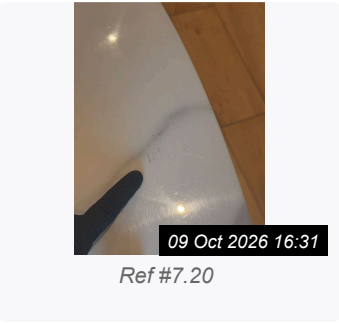
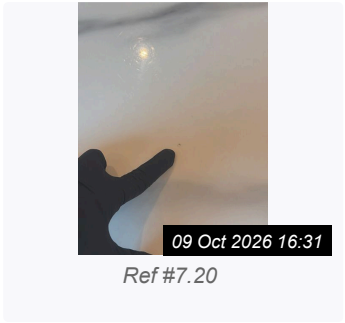
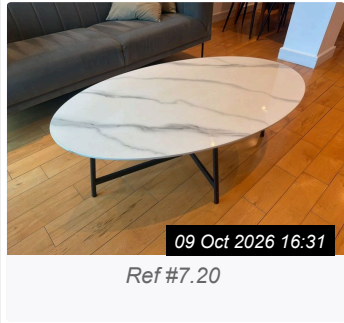
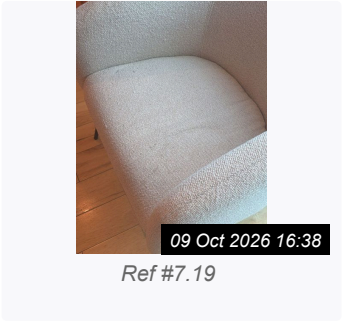
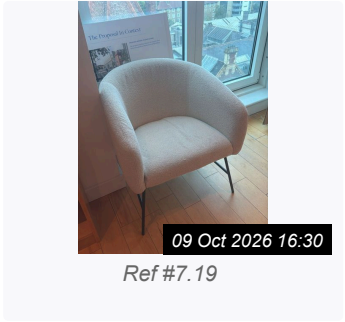
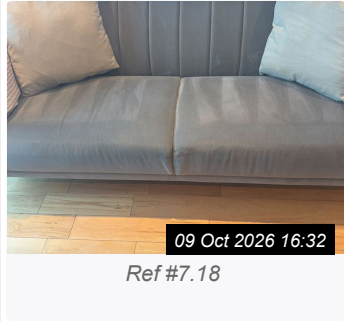
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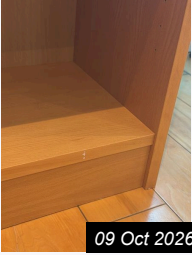
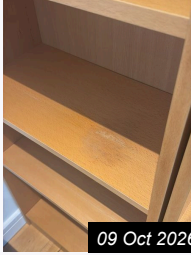
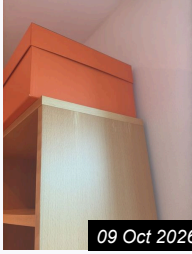
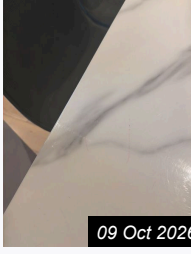
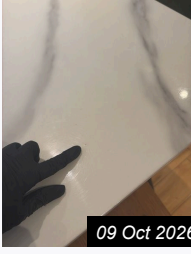
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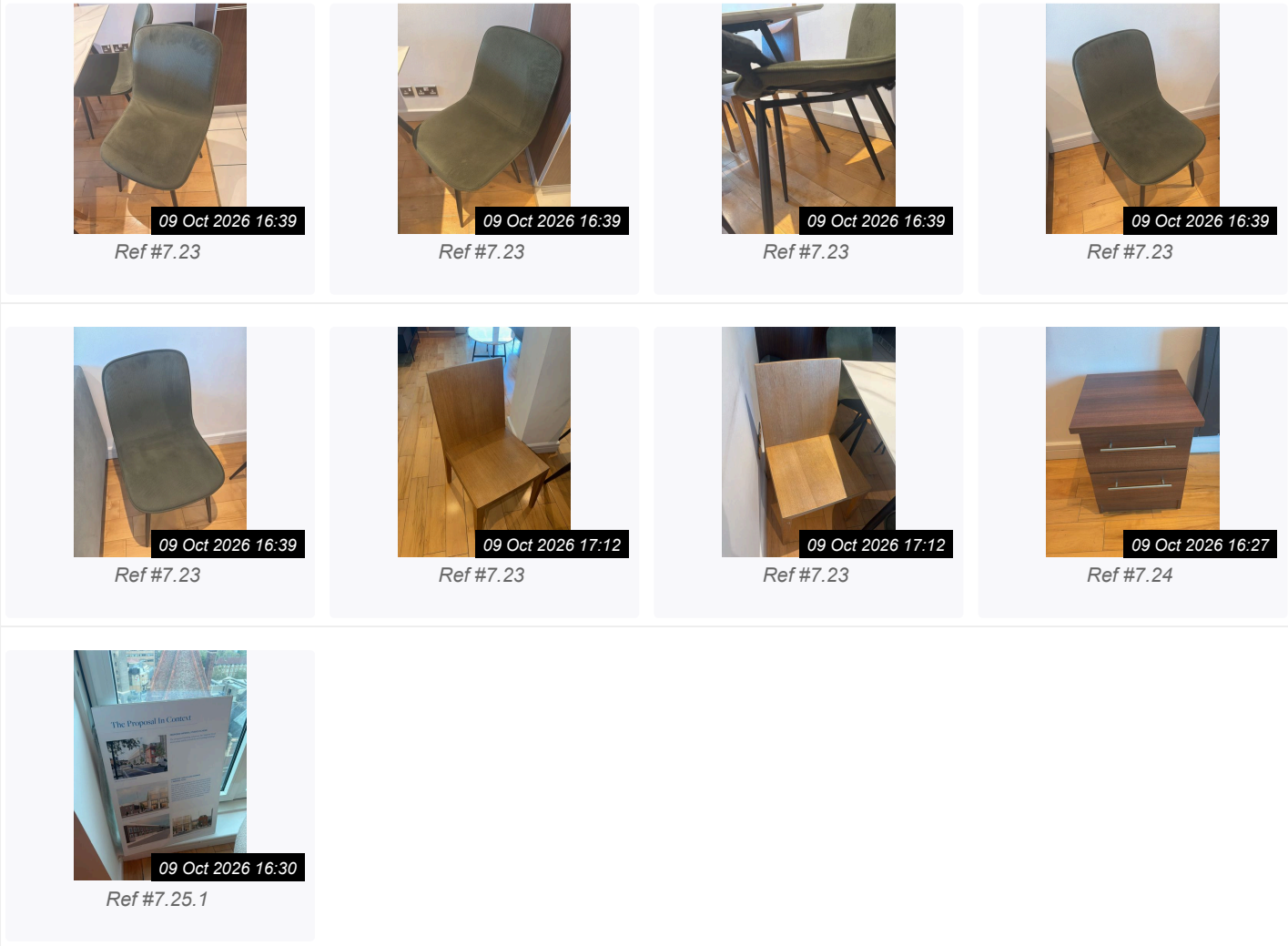
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7. OPEN-PLAN RECEPTION AREA (CONT.)

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7. OPEN-PLAN RECEPTION AREA (CONT.)



8. OPEN-PLAN KITCHEN AREA

Ref	Name	Description	Condition
8.1	General Overview		In good overall condition. Imperfections visible to selective areas and items, as outlined in this section.
8.2	Ceiling	White-painted.	Faint minor marks visible. Plaster slightly damaged by the heat alarm.
8.3	Walls	White-painted.	Scuff marks visible; splatter marks present across entire section. No damage to wall substrate - surface discolouration/markings only. Wall RHS: Scuff marks present across multiple sections; visible at mid and low levels.
8.4	Flooring	Off-white / light beige ceramic floor tiles. White sealant, edges under kitchen plinth.	Grouting discoloured throughout. Discoloured / yellowed throughout.
8.5	Skirting Boards	White-painted.	Securely fixed; minor surface marks; slight wear at corner joint; paint intact overall.

8. OPEN-PLAN KITCHEN AREA (CONT.)

8.6	Fixtures & Fittings		
8.7	Lighting	4x Recessed spotlights. 9x Pelmet / under-cabinet lights. 1x Recessed spotlight above sink, integrated to cabinetry.	All in good, working order. 8x units: not in working order. 4x units: missing clear glass covers. All in good, working order.
8.8	Switches	1x Double brushed steel switch plate. Control switch panel: White rectangular plate housing 8 individual switches.	All in good, working order. All switches in working order.
8.9	Sockets	3x Double brushed steel socket plates.	Tested for power using voltage tester; supply confirmed present and in working order. Fittings appear secure; no visible damage to casing or wiring.
8.10	Kitchen Units	Dark walnut-effect veneer finish. Glazed 2-door wall unit (recessed frosted glass). 20x Chrome bar-style handles (includes fridge & dishwasher). 1x Drawer with white plastic cutlery insert. Silver-finish kickboard/plinth. Kickspace heater unit beneath cabinetry.	Top cabinet door - RHS of fridge: Handle contacts cabinetry on closing. One dent visible. Corner folding top cabinet door RHS - Not aligned. Does not sit flush to frame. Edges tarnished on all handles. In good condition. Appears in good condition. Control panel intact. Grille clean. Full function not tested.
8.11	Worktop(s)	Cream worktop with matching upstand.	Sealant discoloured in places. Damage visible in places. Circular stain at bottom edge, LHS of hob. Blue marks to central section.
8.12	Sink & Tap	Stainless steel double-bowl sink. 1x Chrome single-lever mixer tap with pull-out spray head.	General light surface wear/scratches consistent with use. Securely mounted; pull-out spray operates correctly and fully retractable. - Spray modes in good working order. No leaks observed during testing. All connections appear intact.
8.13	APPLIANCES		
8.14	Extractor Hood	Indesit Stainless Steel Chimney Hood. Model: H361FIX. 2x Metal grease filters. 2x Bulb fittings with plastic covers.	Not in working order. No power to buttons. Both bulbs not in working order.
8.15	Hob	Küppersbusch Electric Hob. 4-zones.	All plates power-tested and confirmed working. Surface clean and intact. Light surface scratches visible, consistent with normal use.

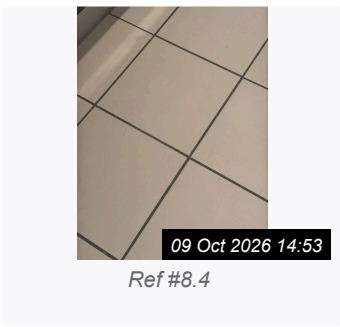
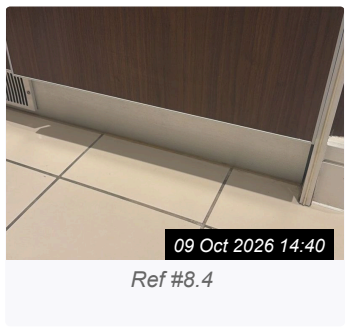
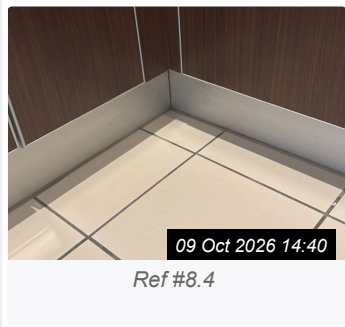
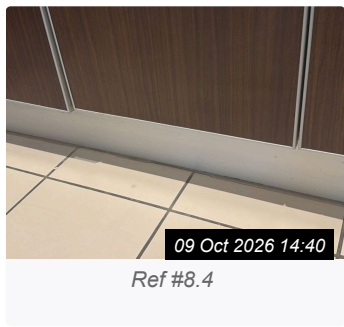
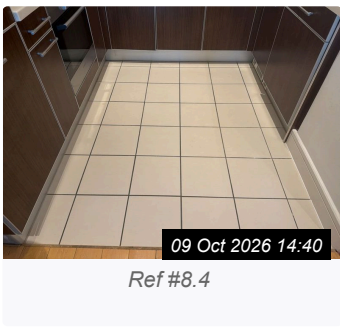
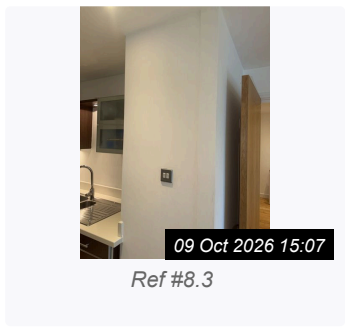
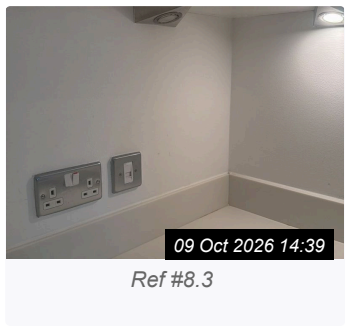
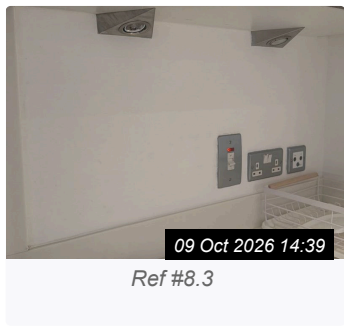
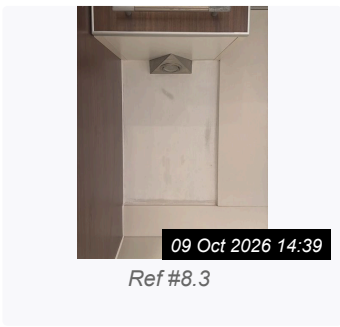
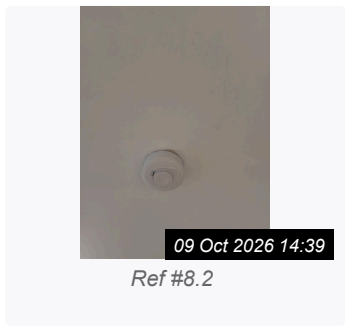
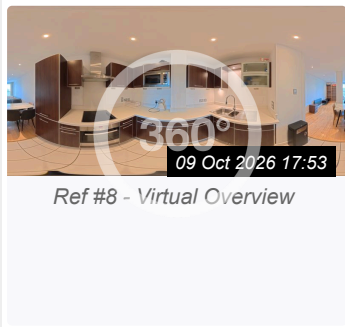
8. OPEN-PLAN KITCHEN AREA (CONT.)

8.16	Oven	Bosch Built-in Oven. Model: HBN331E2B/07. Contents 1x Chrome wire shelf. 1x Baking tray.	Power tested and confirmed working. Full functionality not verified. Minor marks and smudges visible to panel surface. Glass intact. In good condition. In good condition.
8.17	Fridge / Freezer	Küppersbusch Integrated Fridge-Freezer. Model: IKE308-4T2. Fridge Section 2x Large clear door shelves. 4x Small clear door shelves. 4x Large clear glass shelves, white framed. 2x Slim clear glass shelves, white framed. 2x Clear plastic salad crisper drawers. 1x Bulb fitting with clear plastic cover. Freezer Section 3x Clear plastic freezer drawers. 1x Ice tray present.	All in good, working order. Additional compartments found above fridge cabinetry. A few hairline cracks to internal wall between door compartments. In good condition - no damage visible. In good condition - no damage visible. In good condition - no damage visible. In good condition - no damage visible. Bulb not in working order. Discolouration present to inner freezer door seal. 2x Cracks visible to top freezer drawer. Bottom freezer drawer: large crack at rear. Middle drawer: intact.
8.18	Washing Machine	Beko Integrated Washing Machine. Model: WI1483.	Tested for power - display active. Full cycle not tested. Soap compartment in good clean condition. Rubber door seal has heavy mould/discolouration to base and inner lining.
8.19	Dishwasher	Küppersbusch Integrated Dishwasher. Model: SD13WT1U. Contents 2x Racks. 1x Grey cutlery basket.	Power present; indicators lit. Full cycle not tested. Filter drain clean and clear. Integrated housing door not aligned. Intact. In good condition.
8.20	Microwave	Küppersbusch Integrated Microwave. Model: MW 900.1 M. Contents Glass turnable present.	Tested for power - display active. In good clean condition. Intact - no damage visible.
8.21	Portable Appliance		
8.22	Kettle	1x Cream electric kettle with wood-effect handle and trim.	Powered on and illuminated; confirmed working.
8.23	General Contents		

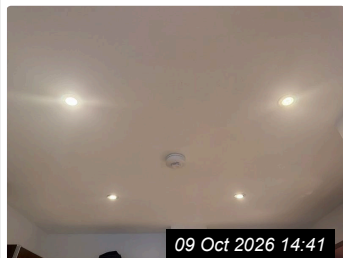
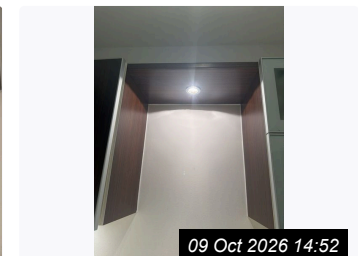
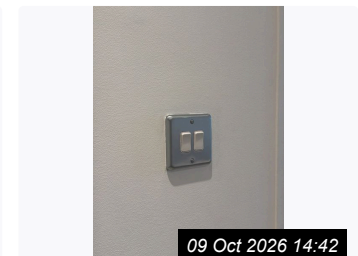
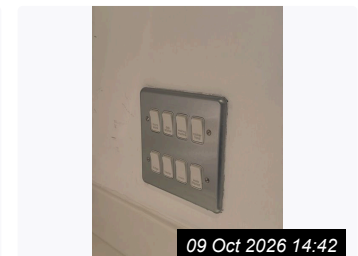
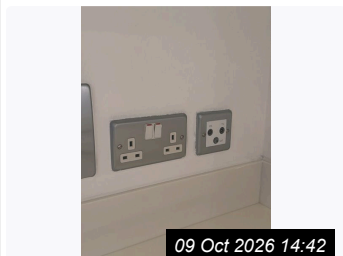
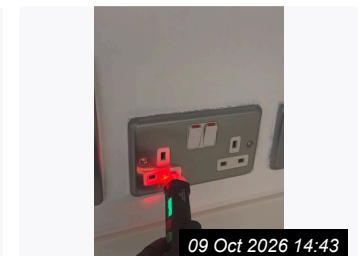
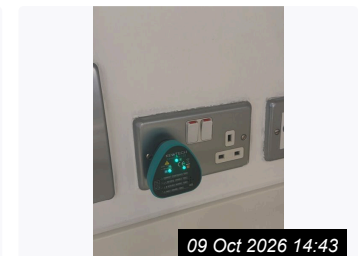
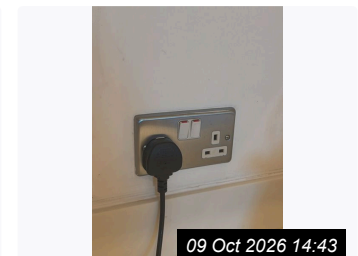
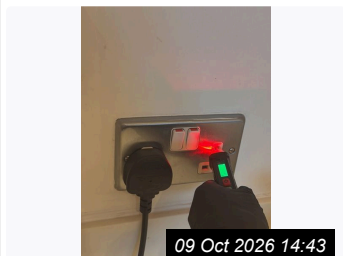
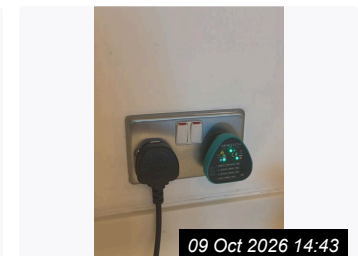
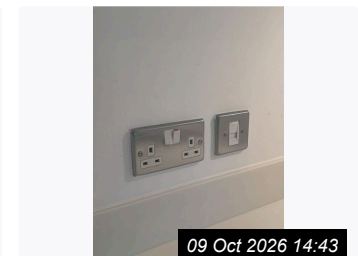
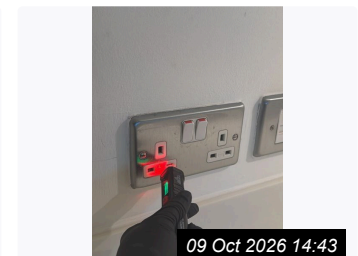
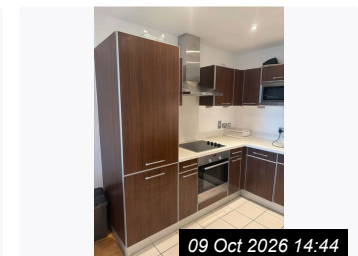
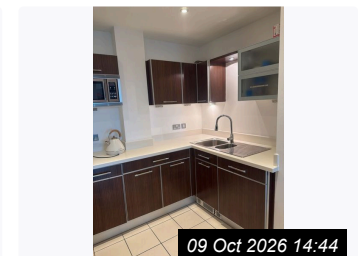
8. OPEN-PLAN KITCHEN AREA (CONT.)

8.24	Cabinets & Drawers	5x Clear glass storage jars. 1x Stemmed wine glass. 1x Tall highball glass. 1x Ceramic mug. 2x Round woven placemats. 1x Black umbrella. 1x Bamboo divided cutlery tray with mixed cutlery. 1x Woven lidded basket. 1x Clear lidded plastic container. 1x Large clear dispenser with tap. 1x Insulated travel mug. 1x Medium cream saucepan. 1x Large cream stockpot. 1x Large cream lidded sauté pan. 3x White dinner plates. 1x Cork trivet. 1x Black sink plug. 1x Large patterned plastic jug with blue lid 1x Blue tumbler. 1x Tall ribbed tumbler. 2x Small clear glass jars/ramekins. 1x White rectangular lidded food container. 1x Glass pot lid. 1x White curved bowl. 1x White plate. 2x Small stemmed wine glasses. 1x Large stemmed wine glass. 2x White double-handled cups. 1x "UNCLE FUN + FUNCLE" mug 1x Tall slim cylindrical container 1x Bamboo brush. 2x Small white side plates. 3x Blue plastic cups. Set appliance manuals and warranty papers. 1x Long flame gas lighter. 1x Metal switch cover plate. 2x Clear plastic fridge compartmented storage boxes and 2x white egg trays. 2x Black plastic items. 1x Stainless steel mixing bowl. 1x Black multi-function grating plate. 2x Cream frying pans. A range of kitchen utensils in the drawer. 1x Brass/gold finish wire stand 1x White ceramic bowl. A range of cleaning products and cloths. 1x Set folded cream/white blind slats. A range of additional miscellaneous items.	All listed items have not been fully inspected. Majority of items are in used condition; no visible damage noted.
8.25	Additional Items		
8.26	Bins	1x Black tall push-button bin. 1x Grey swing-top plastic bin.	In good overall condition - mechanism working. In good overall condition - clean.

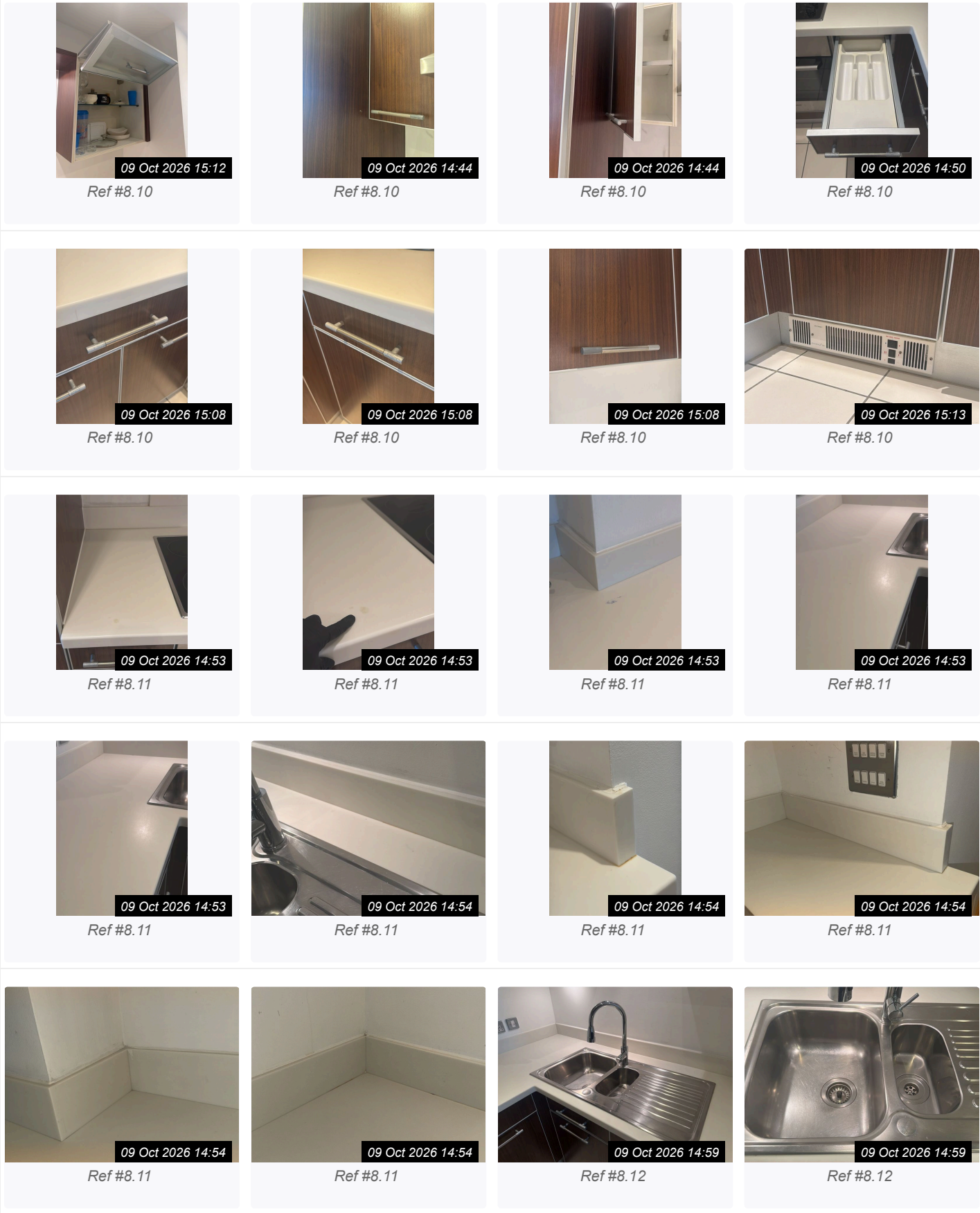
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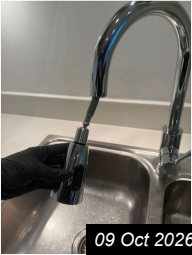
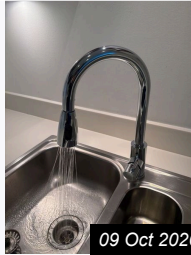
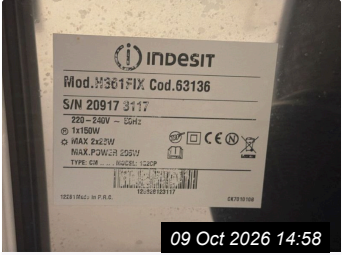
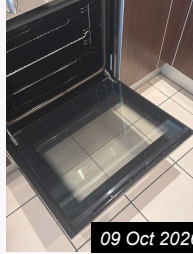
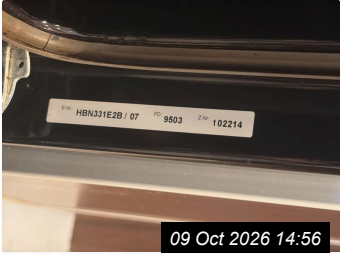
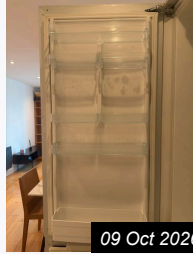
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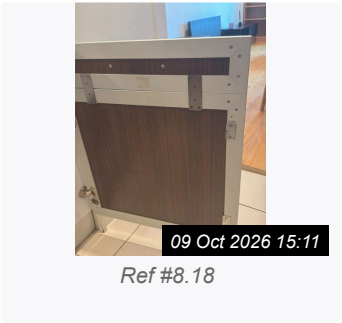
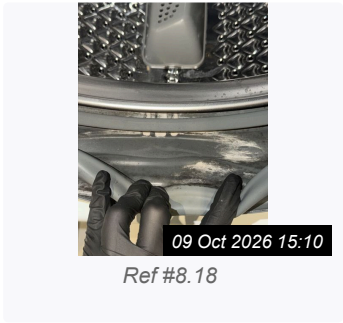
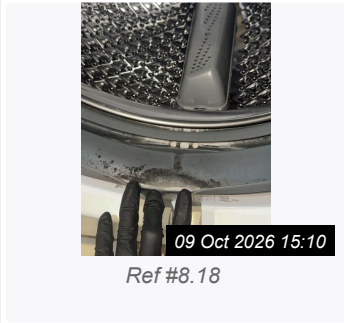
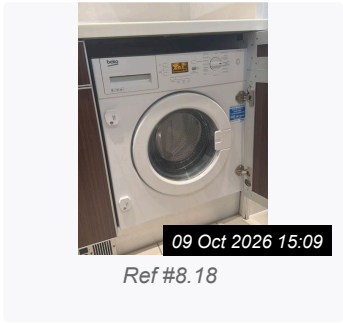
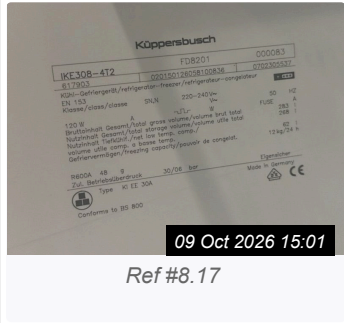
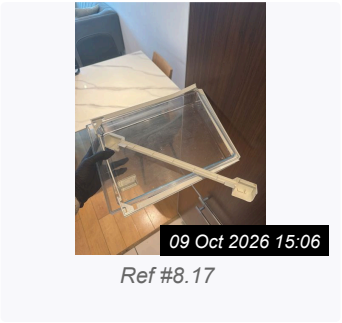
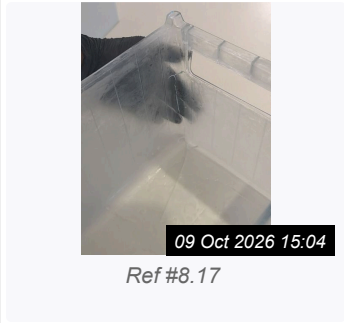
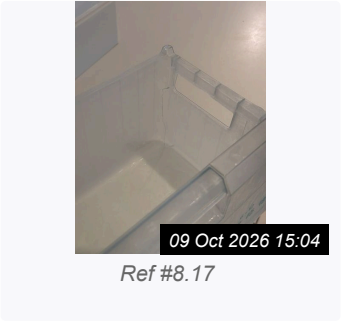
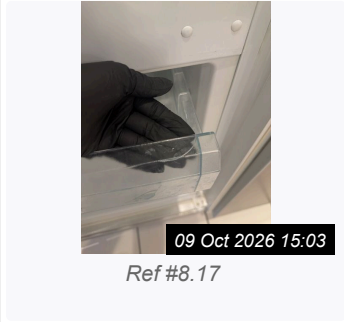
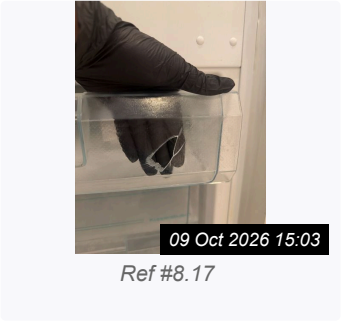
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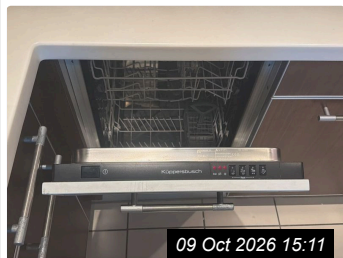
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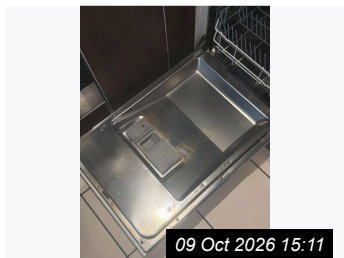
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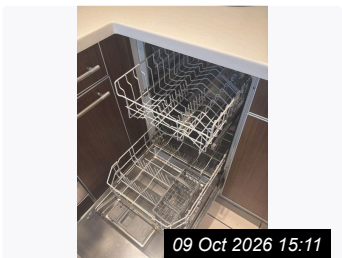
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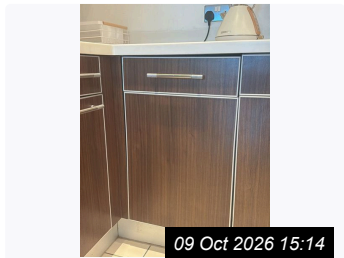
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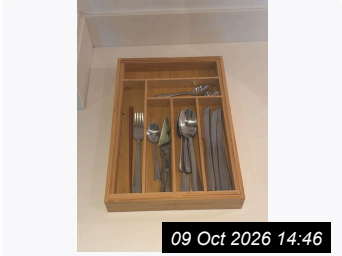
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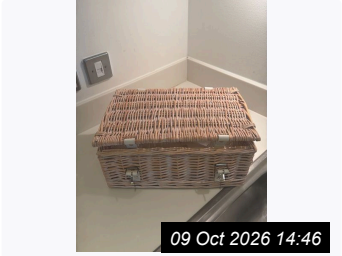
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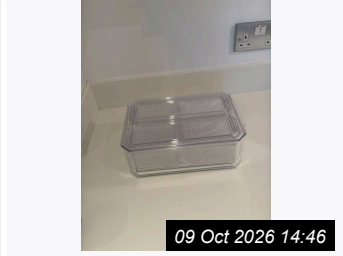
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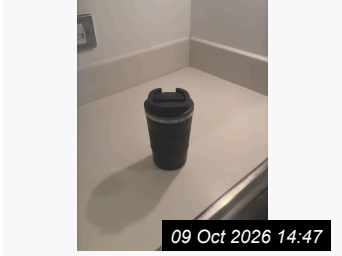
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8. OPEN-PLAN KITCHEN AREA (CONT.)



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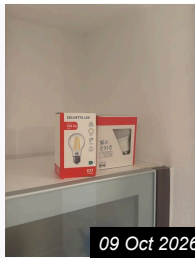
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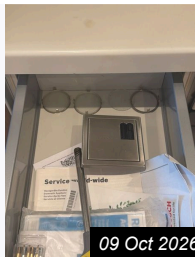
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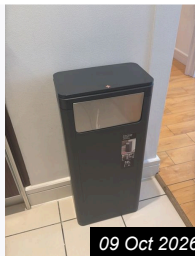
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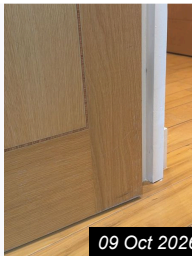
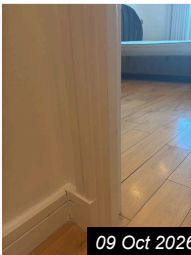
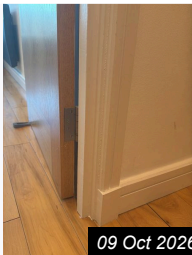
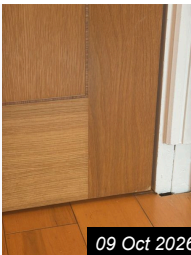
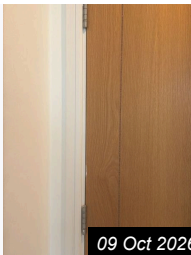
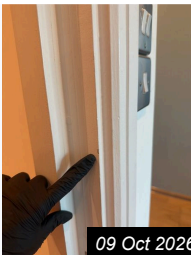
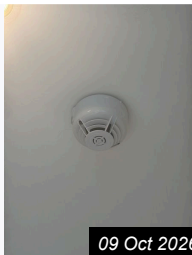


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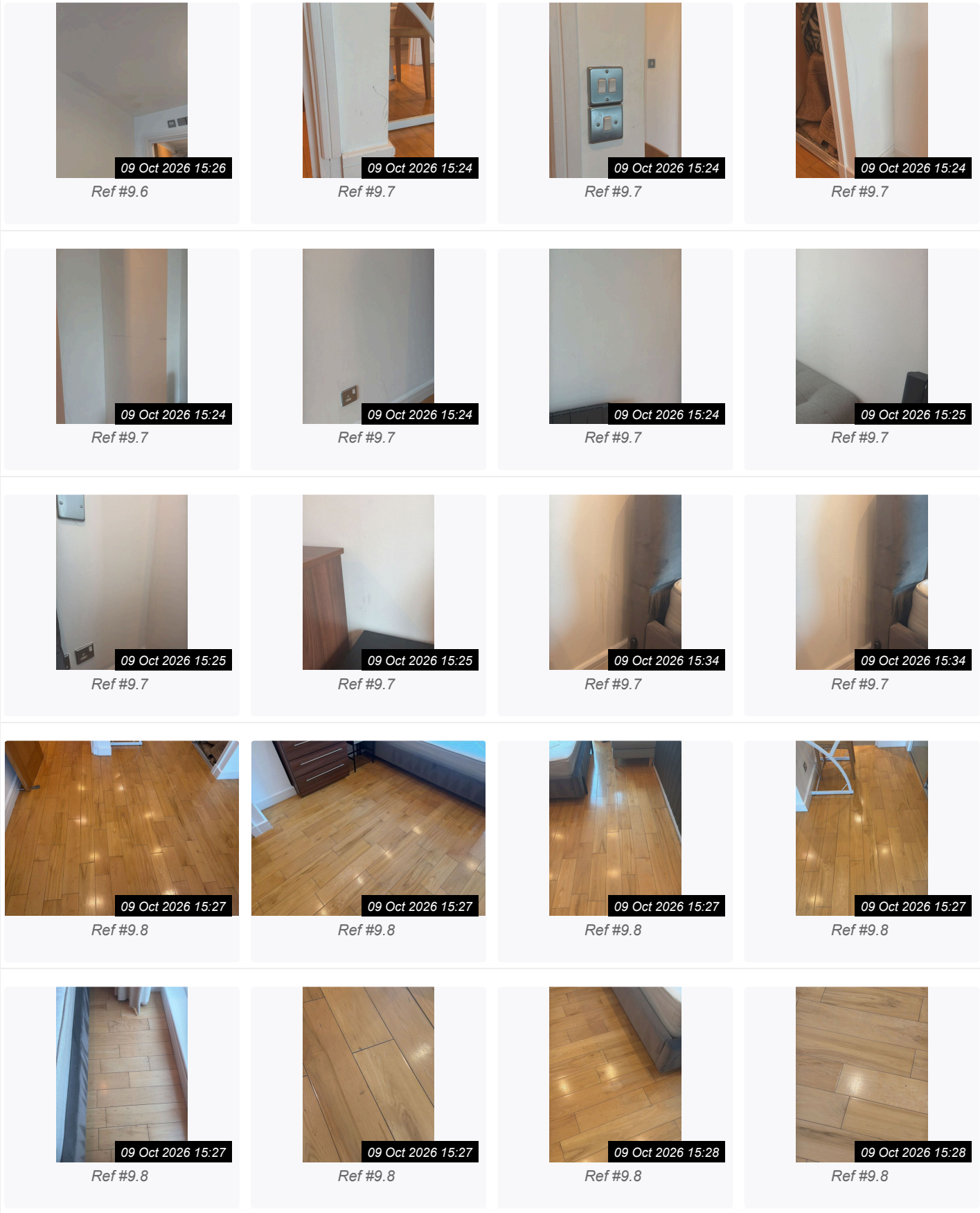
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9. BEDROOM ONE (LEFT-HAND SIDE)			
Ref	Name	Description	Condition
9.1	General Overview		In good overall condition. Imperfections visible to selective areas and items, as outlined in this section.
9.2	Exterior Door	Light oak-veneer door. Polished chrome lever door handles.	Minor scuff marks and surface wear to bottom edge. Faint scratch marks visible to lower section.
9.3	Exterior Door Frame	White-painted.	Chipped paint visible to base corner section. Minor scuff marks to edge surfaces.
9.4	Interior Door	Consistent with exterior.	Dried paint marks visible to inner side edge. Minor scuff marks to bottom right-hand side edge.
9.5	Interior Door Frame	White-painted.	Small chip visible to edge section. Fine surface scratches and scuff marks along frame length. Scuff marks and light wear to base section at skirting.
9.6	Ceiling	White-painted. 1x Fire alarm fitted.	Discoloured stain visible to area above en-suite door, left-hand side. Surface otherwise intact; no cracking or flaking observed.
9.7	Walls	White-painted.	Drip marks visible to wall surface LHS of bed. Scuff marks scattered to walls at mid and low levels in most places. Minor faint marks and light surface wear present generally. No cracks, holes or peeling paint observed.
9.8	Flooring	Light oak engineered wooden flooring.	A few small marks and small dents scattered in places. General scratch marks and scuff marks present throughout. Shading visible on a few planks. No lifting, splitting or structural damage observed.
9.9	Skirting Boards	White-painted. 1x Skirting-mounted chrome doorstop with black rubber tip.	Scuff marks and paint damage to skirting at corner section. Hairline cracking and uneven finish to skirting along wall length. Otherwise in good condition.
9.10	Window(s) / Sill	White UPVC balcony door assembly. 1x White UPVC door handle - no key present. 2x Trickle vents fitted - one on each side.	In good overall condition and full operable. Handle intact and secure. Sill edges (both sides): scuff marks and cracking to paint.
9.11	Curtains	Pair of beige suede-effect curtains. Polished chrome curtain pole.	Dark shading / discolouration across top section of both curtains. Small orange and brown stains scattered on outer lining, both sides. Pole appears slightly warped at the centre.

9. BEDROOM ONE (LEFT-HAND SIDE) (CONT.)			
9.12	Fixtures & Fittings		
9.13	Lighting	9x Recessed spotlights.	All in good, working order.
9.14	Switches	2x Dual-plate brushed steel switch plates. 1x Single-gang brushed steel light switch plate.	All in good, working order.
9.15	Sockets	3x Double brushed steel sockets. 4x Single brushed steel 3-pin sockets. FM/DAB/TV/SAT outlets, cable access port.	Tested for power using voltage tester; supply confirmed present and in working order. Fittings appear secure; no visible damage to casing or wiring.
9.16	Heating	Haverland dark grey electric radiator unit. Integrated digital control panel.	Securely fitted, undamaged. Tested for power - confirmed in working order. Some white shading/streaks visible to front surface.
9.17	Built-In Wardrobe	2x Mirrored sliding wardrobe doors. 1x Chrome hanging rail to left compartment. 2x Chrome hanging rails to right compartment. Contents 10x Rugs of various sizes and styles.	Doors have come out of tracks. Doors jammed; unable to open properly. Intact and secure. Interior contents unable to be fully inspected.
9.18	Furniture & Furnishings		
9.19	Bed & Mattress	Grey suede-effect upholstered frame with curved channel-tufted headboard. Double mattress - measurements 135cm x 190 cm (4'6" × 6'3"). 1x Fire resistant label present.	Several wooden slats have small chips/edge damage as shown in photos. 1x Very small white mark to low level. Frame structure otherwise sound. Top surface shows several stains. The underside is clean, undamaged, and in good order.
9.20	Chest of Drawers	Four-drawer unit with walnut-effect finish and slim metal handles.	All drawer bases confirmed intact and in good order; all handles securely fitted.
9.21	Bedside Tables	Dark finish tops with light wood-effect drawer fronts, black metal frames.	Both tables have small chips and surface imperfections to the top surfaces and edges/sides.
9.22	Desk & Chair	Clear glass top desk with white metal frame. Light wood-effect chair (matching those in Reception Room).	Glass intact, frame structurally sound. Desk underside (one side): orange discolouration present. Noticeable crack/split along top edge of backrest; surface wear present.
9.23	Footstool	Grey fabric footstool (button-tufted).	In good clean condition.
9.24	Additional Items		
9.25	Fan	Black three-blade floor standing fan.	Safety mesh guard detached / damaged.

9. BEDROOM ONE (LEFT-HAND SIDE) (CONT.)			
9.26	Bin	Off-white plastic flip-top lid.	In good condition.
 09 Oct 2026 18:05 Ref #9 - Virtual Overview			
 09 Oct 2026 15:22 Ref #9.2  09 Oct 2026 15:22 Ref #9.2  09 Oct 2026 15:23 Ref #9.2  09 Oct 2026 15:23 Ref #9.2			
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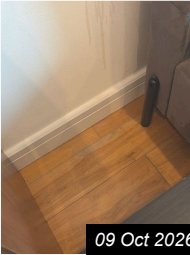
9. BEDROOM ONE (LEFT-HAND SIDE) (CONT.)



9. BEDROOM ONE (LEFT-HAND SIDE) (CONT.)



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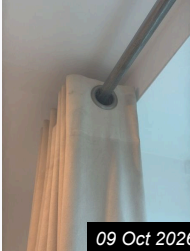
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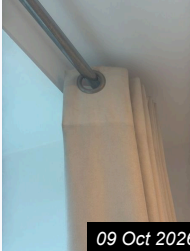
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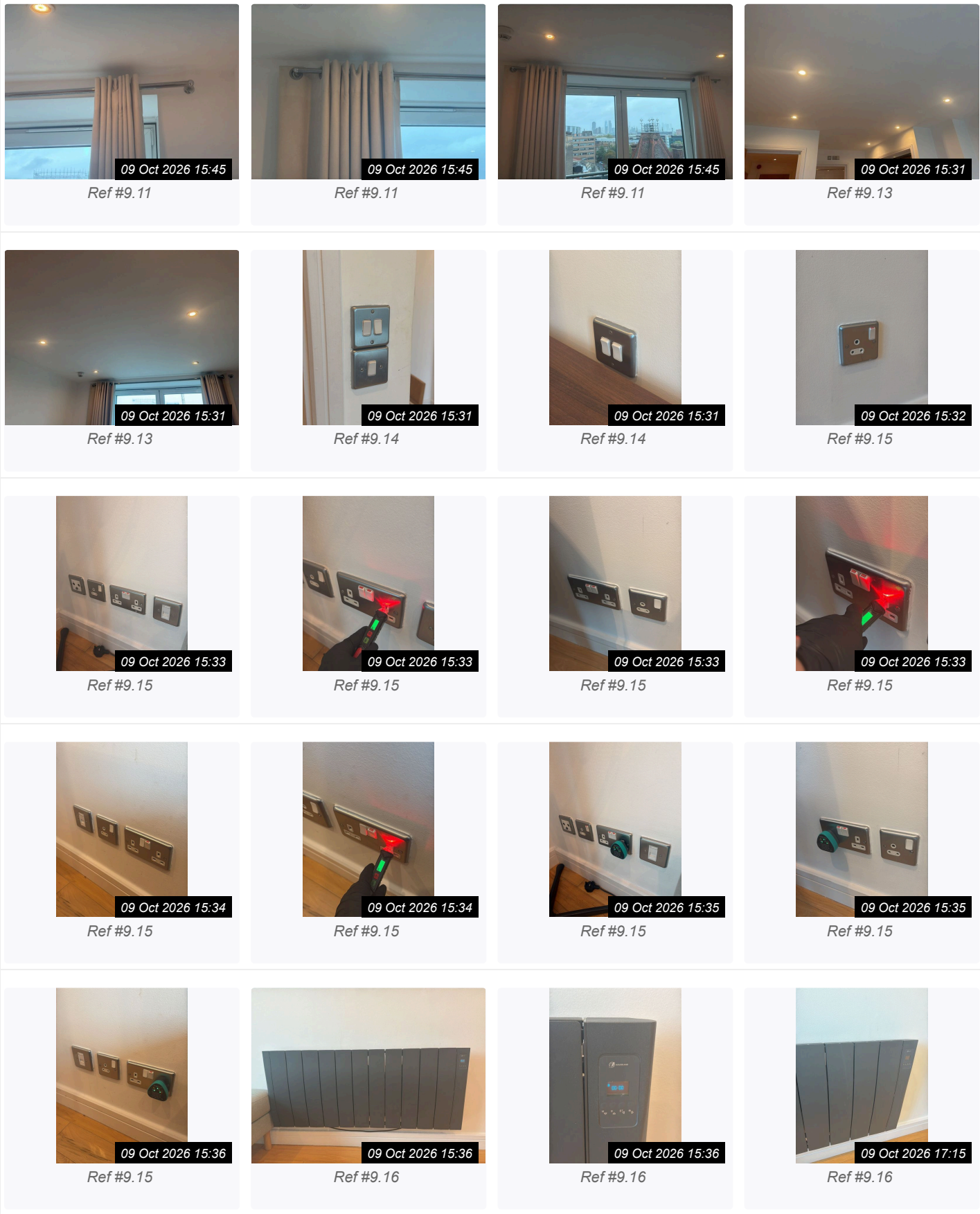


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9. BEDROOM ONE (LEFT-HAND SIDE) (CONT.)



9. BEDROOM ONE (LEFT-HAND SIDE) (CONT.)



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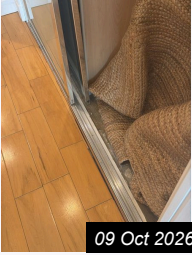
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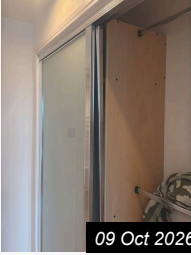
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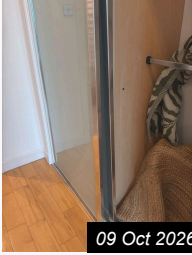
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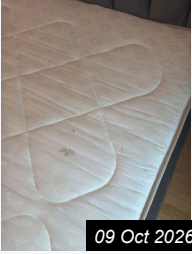
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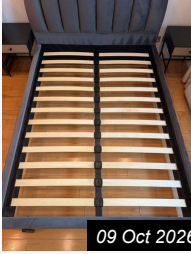
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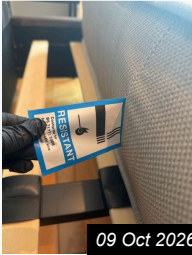
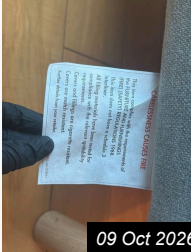


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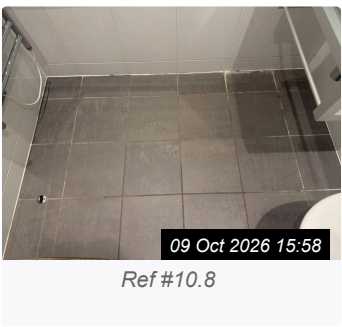
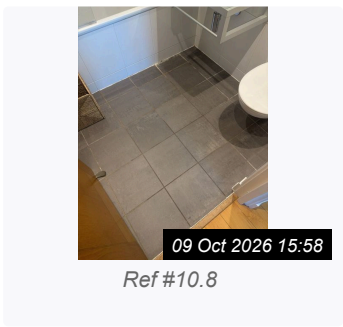
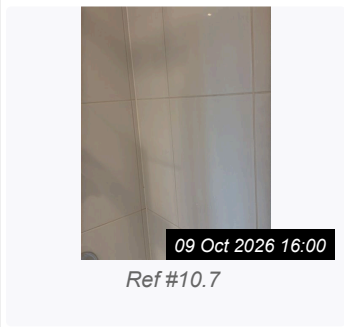
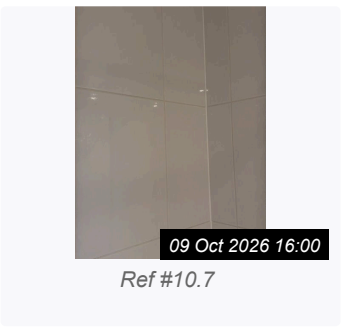
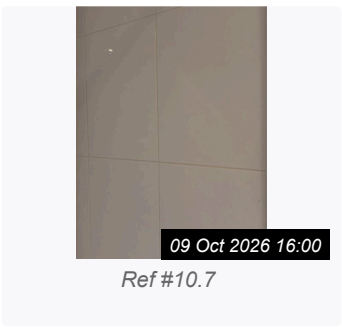
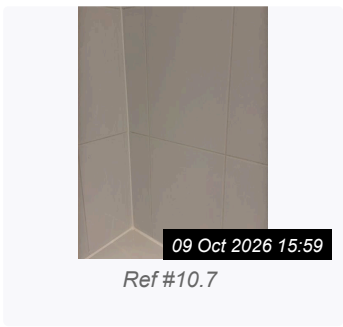
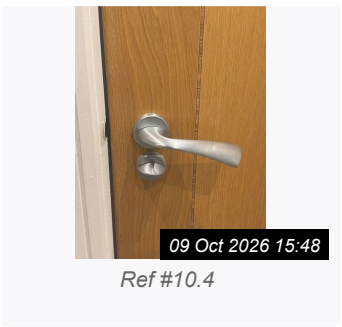
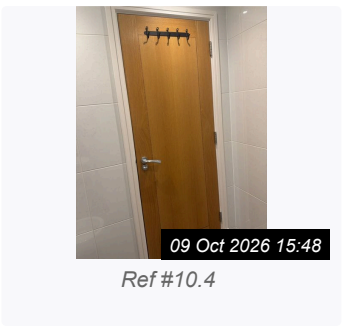
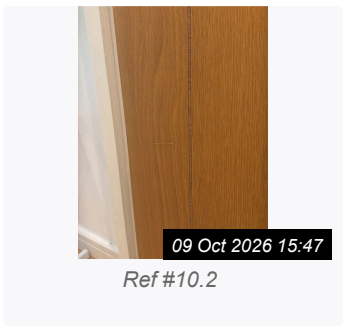
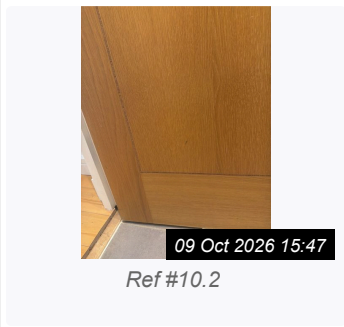
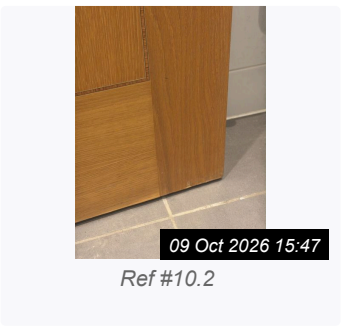
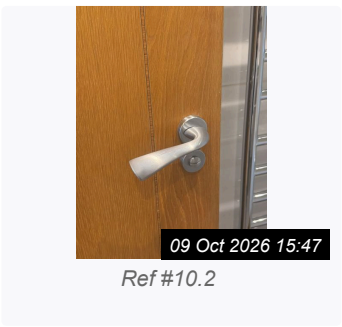
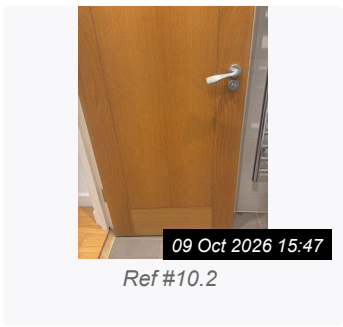
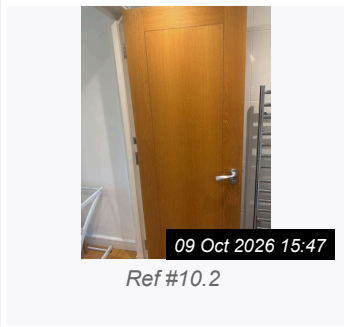
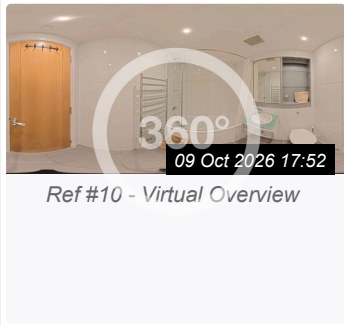
9. BEDROOM ONE (LEFT-HAND SIDE) (CONT.)

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 09 Oct 2026 15:38 Ref #9.25	 09 Oct 2026 15:38 Ref #9.25	 09 Oct 2026 15:39 Ref #9.26	

10. EN-SUITE TO BEDROOM ONE			
Ref	Name	Description	Condition
10.1	General Overview	Mirrored cabinet door v difficult to open Tarnished mirror	In good overall condition. Imperfections noted to selective areas and items, as outlined in this section.
10.2	Exterior Door	Light oak-veneer door. Polished chrome lever door handles. 1x Grey rubber door wedge.	Minor scuff / wear mark at bottom edge (RHS). Fine surface scratch visible to lower section. Edges and trim intact; no splitting or significant damage. Intact and in good working order.
10.3	Exterior Door Frame	White-painted.	Appears in good condition.
10.4	Interior Door	Consistent with exterior. 5x Black coat hooks mounted to door face. 1x Thumbturn privacy lock mechanism.	In good overall condition.
10.5	Interior Door Frame	White-painted.	Appears in good condition.
10.6	Ceiling	White-painted. 1x White flush-mounted electrical/control unit, plastic casing.	In good clean condition throughout.
10.7	Walls	Large white ceramic wall tiles.	Tiles intact; no chips, cracks, or loose fittings observed. Grout noticeably discoloured / yellowish across upper section above bath area.
10.8	Flooring	Dark grey ceramic floor tiles. Silicone sealant along floor edges. 1x Recessed floor-mounted door stop. Wooden floor threshold / transition strip.	No chips, cracks or loose tiles observed. Surface discolouration visible across area. Discoloured, yellowed & darkened patches present along full length by bath panel. Grouting discoloured / yellowish/brownish throughout, most prominent along junction lines and intersections. Intact and secure. Intact and secure.
10.9	Fixtures & Fittings		
10.10	Lighting	3x Recessed spotlights.	All in good, working order.
10.11	Switches	1x Brushed steel single light switch plate.	All in good, working order.
10.12	Sockets	1x Brushed steel shaver socket.	Tested for power using voltage tester; supply confirmed present and in working order.
10.13	Heating	Polished chrome ladder-style heated towel rail.	Firmly fixed, intact and undamaged. Functionality not tested.

10. EN-SUITE TO BEDROOM ONE (CONT.)			
10.14	Extractor Fan	Vortice ceiling-mounted extractor fan unit.	Securely fitted; grille intact and in good visual condition. Would not activate initially; subsequently worked and sound emitted. Operation inconsistent.
10.15	Mirrored Wall Cabinet	Mirrored cabinet door section. Recessed open shelving section. 2x Clear glass shelves to RHS. 2x Clear glass shelves to interior mirror unit. 1x Integrated spotlight within unit. Contents 1x Woven storage basket.	Opened initially; following repeated opening/closing tests, door no longer opens. Mirror tarnished to low level. Both securely seated, no chips or cracks. Both securely seated, no chips or cracks. Light not in working order. In good condition.
10.16	Sanitaryware		
10.17	Bath / Bath Panel	White ceramic bath. Hansgrohe bath/shower mixer control. Fixed overhead shower head and arm. Bath pop-up waste and operating mechanism. Folding glass shower screen. White shower curtain. Tiled front panel section.	In good overall condition - no damage/chips visible. Tested - in full working order. Tested - in full working order. - Shower head detached from wall mounting; arm still fixed; unit intact otherwise. Pop-up waste in working order; operates via mechanism on bath rim; clear, no leaks. Fixings secure; glass undamaged. Rubber seal split/detached on both sides at edge; seal intact otherwise. Several orange/brown stains visible in multiple places. Grouting discoloured/yellow in places.
10.18	Toilet	Wall-hung Villeroy & Boch ceramic WC pan. White plastic seat & lid.	In good overall condition; no visible damage. Seat in good condition. Flush tested - confirmed in working order.
10.19	Basin & Tap	White ceramic inset basin. Frosted glass worktop surface. Chrome single-lever monobloc tap. Light-grey metal basin frame and support. Chrome push-up waste assembly. Chrome flexible connecting pipes and isolation valves. Chrome towel rail bar.	Clean, no visible chips or cracks. Mould spots visible to clear sealant and drain surround. Secure - chip visible to front edge. Tested - confirmed in working order - no visible leaks. Wall-mounted, rigid, level; no visible damage or movement. Push mechanism in full working order. In good overall condition. In good overall condition.
10.20	Additional Items		
10.21	Toilet Brush	White and grey toilet brush and enclosed holder unit.	In used condition.
10.22	Basket	1x Square woven basket.	In good condition.

10. EN-SUITE TO BEDROOM ONE (CONT.)



10. EN-SUITE TO BEDROOM ONE (CONT.)



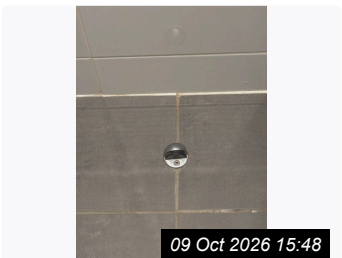
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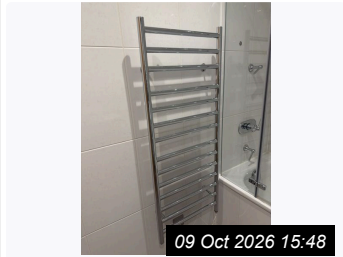
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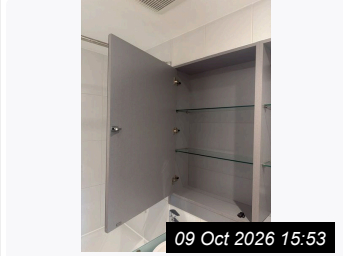
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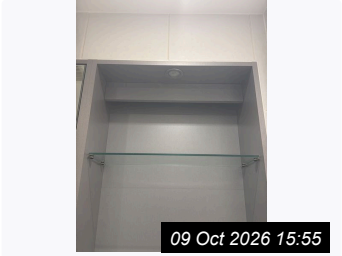
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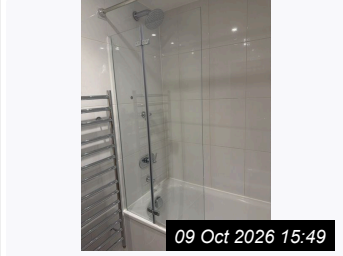
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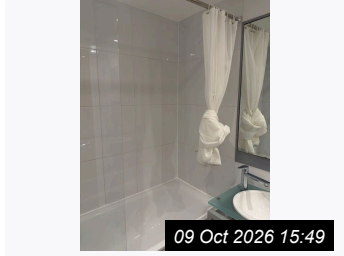
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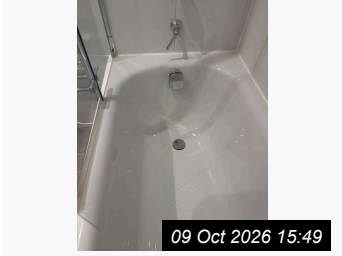
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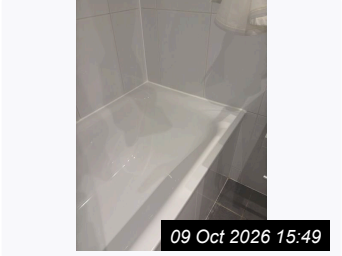
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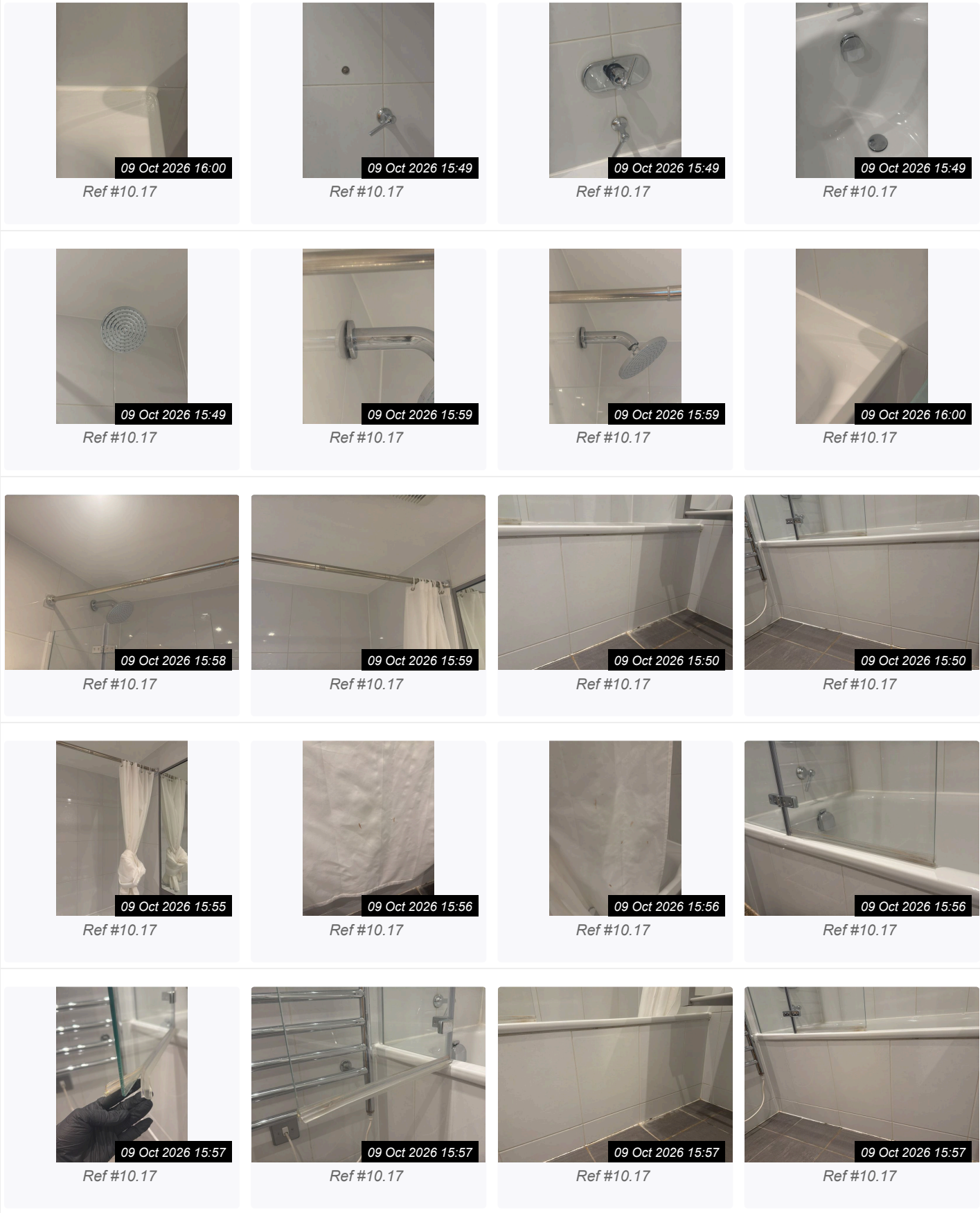


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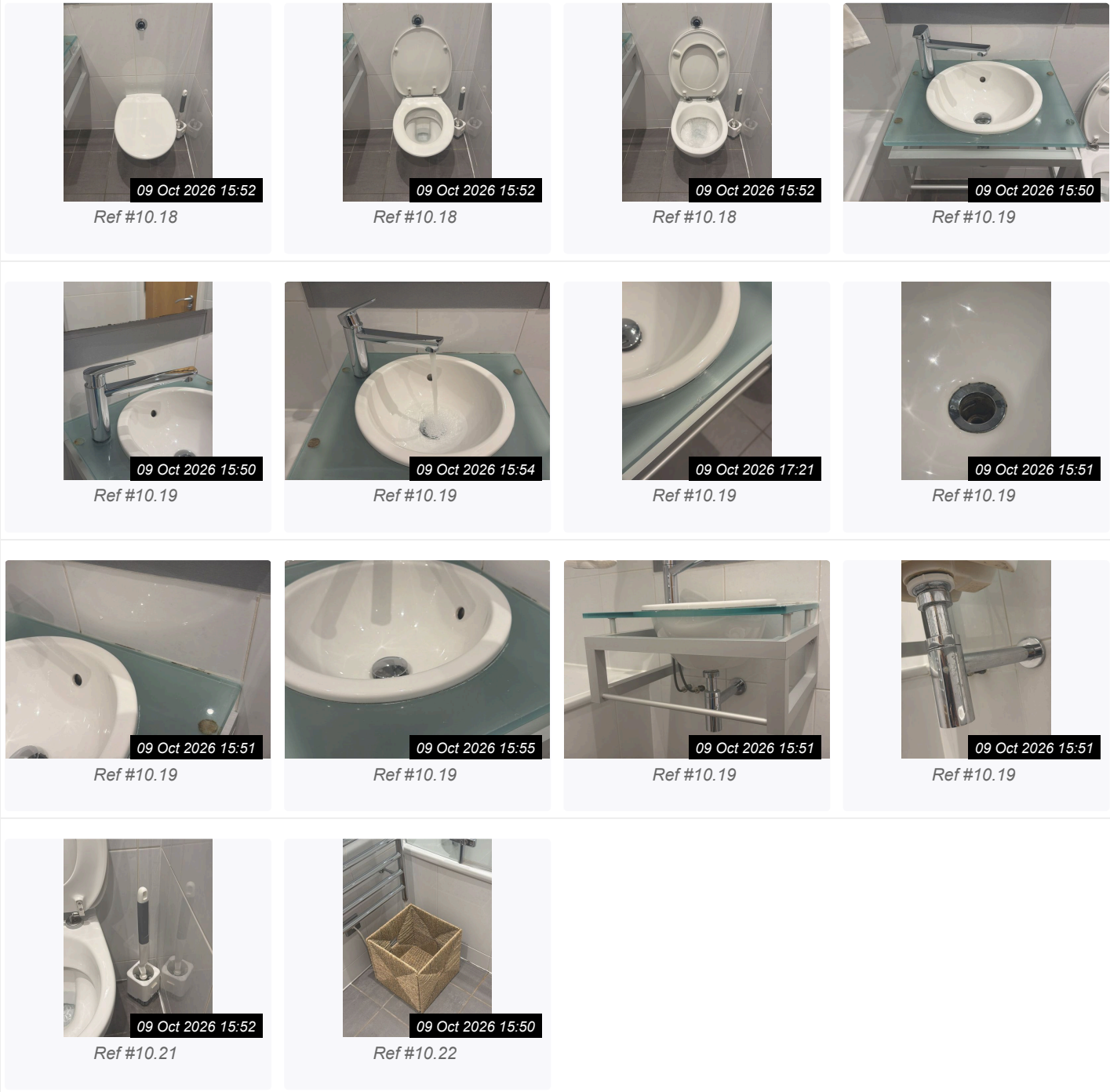


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10. EN-SUITE TO BEDROOM ONE (CONT.)



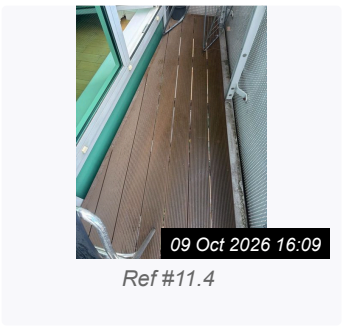
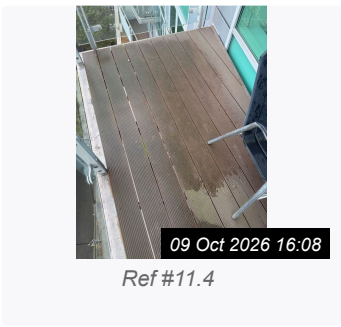
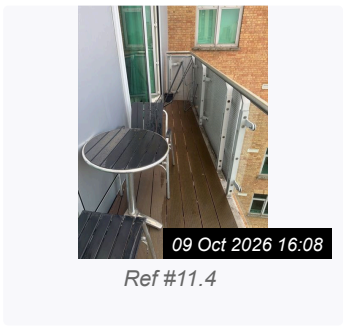
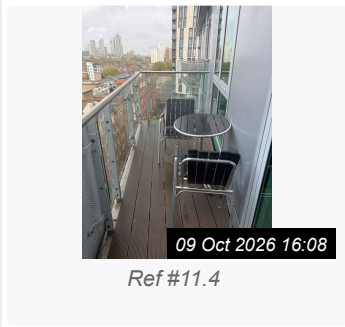
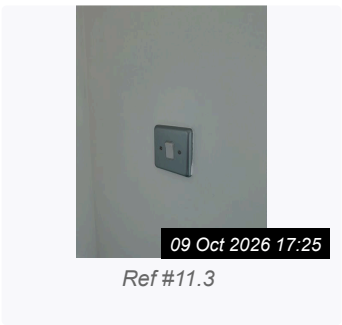
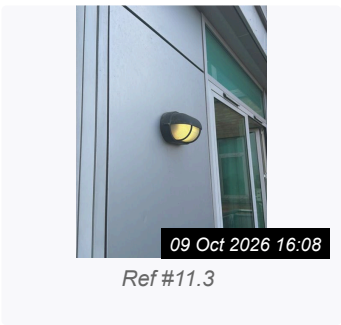
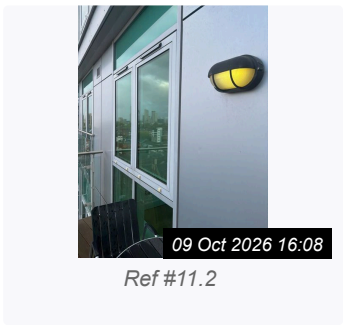
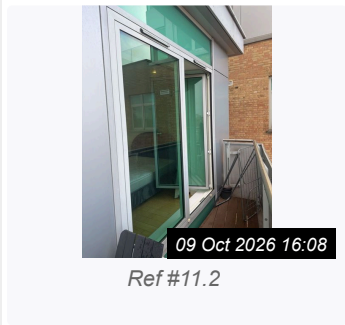
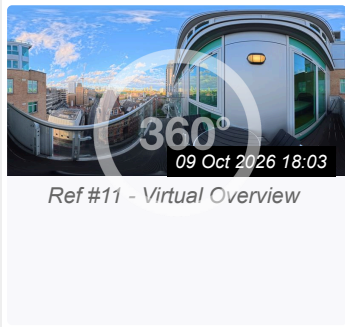
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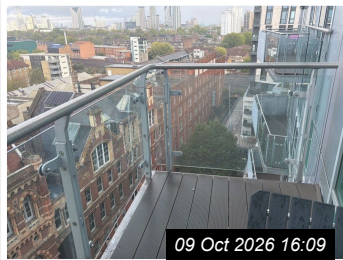
11. BALCONY

Ref	Name	Description	Condition
11.1	Garden Description		Generally in good condition.
11.2	Wall Panels	Grey exterior wall panels.	Panels secure; clean surface; minor weathering visible.
11.3	Outside Lighting	1x Black exterior wall-mounted bulkhead light. 1x Single brushed steel light switch to interior bedroom.	All in good, working order.

11. BALCONY (CONT.)			
11.4	Decking	Brown composite decking boards.	In weathered condition. Boards generally secure; no significant lifting or damage.
11.5	Balustrade	Stainless steel top handrail. Clear glass infill panels. Perforated metal panel section. Metal support posts and fixings.	Structure secure and intact overall. Glass panels in good condition - no chips or cracks observed. All fixings present and tight.
11.6	Furniture & Furnishings		
11.7	Table & Chairs	1x Round black slatted table with metal frame. 2x Matching slatted chairs with metal arms and legs.	Surface weathering and some discolouration visible to all items. All frames, legs and fixings secure; no damage or instability.
11.8	Additional Items		
11.9	Clothes Aired	1x Grey metal clothes airer.	Appears in good condition.
11.10	Plant Pots	A range of plant pots.	In old and weathered condition.



11. BALCONY (CONT.)



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Ref #11.7



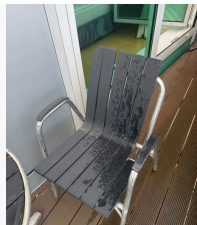
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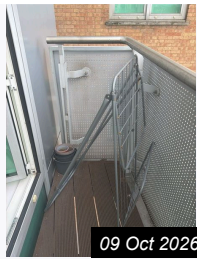
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Ref #11.9

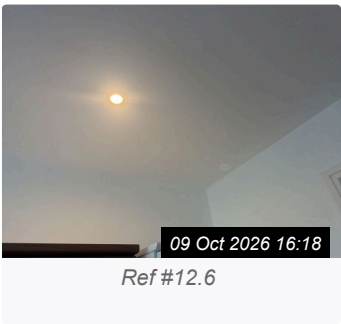
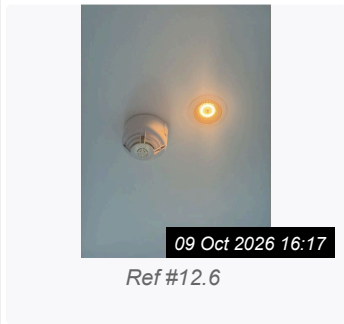
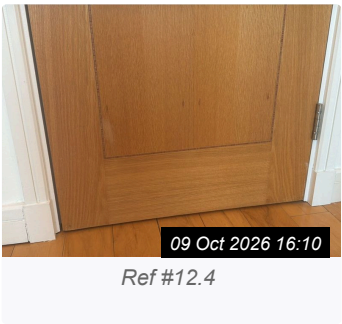
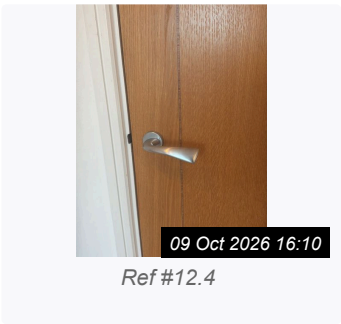
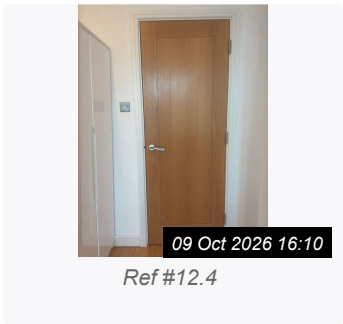
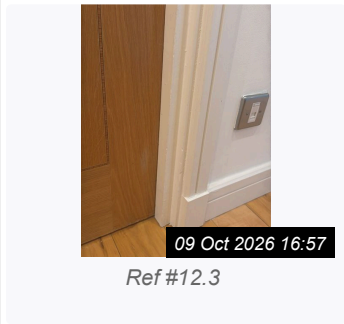
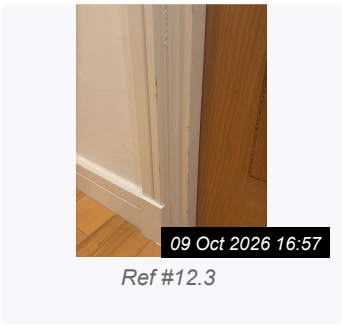
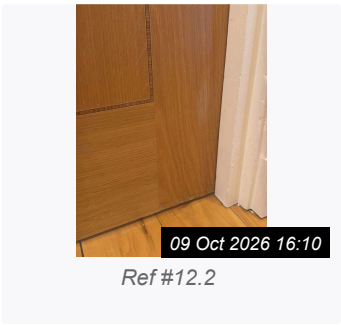
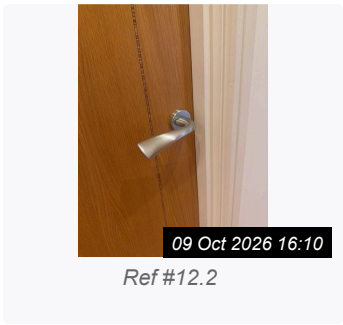
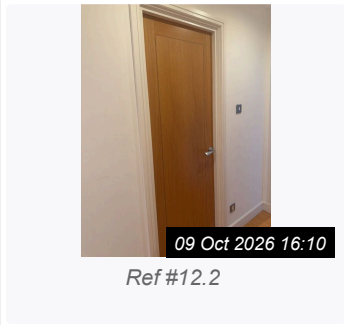
12. BEDROOM TWO (RIGHT-HAND SIDE)			
Ref	Name	Description	Condition
12.1	General Overview	Mattress is 190x137width	In good overall condition. Imperfections visible to selective areas and items, as outlined in this section.
12.2	Exterior Door	Light oak-veneer door. Polished chrome lever door handles.	Light imperfections to surface low level.
12.3	Exterior Door Frame	White-painted.	Scuff marks and paint wear visible to both side sections. Minor chipping and surface damage along edges.
12.4	Interior Door	Consistent with exterior.	Small imperfections and discolouration to low level.
12.5	Interior Door Frame	White-painted.	Appears in good condition.
12.6	Ceiling	White-painted.	Dark scuff marks visible above wardrobe.

12. BEDROOM TWO (RIGHT-HAND SIDE) (CONT.)

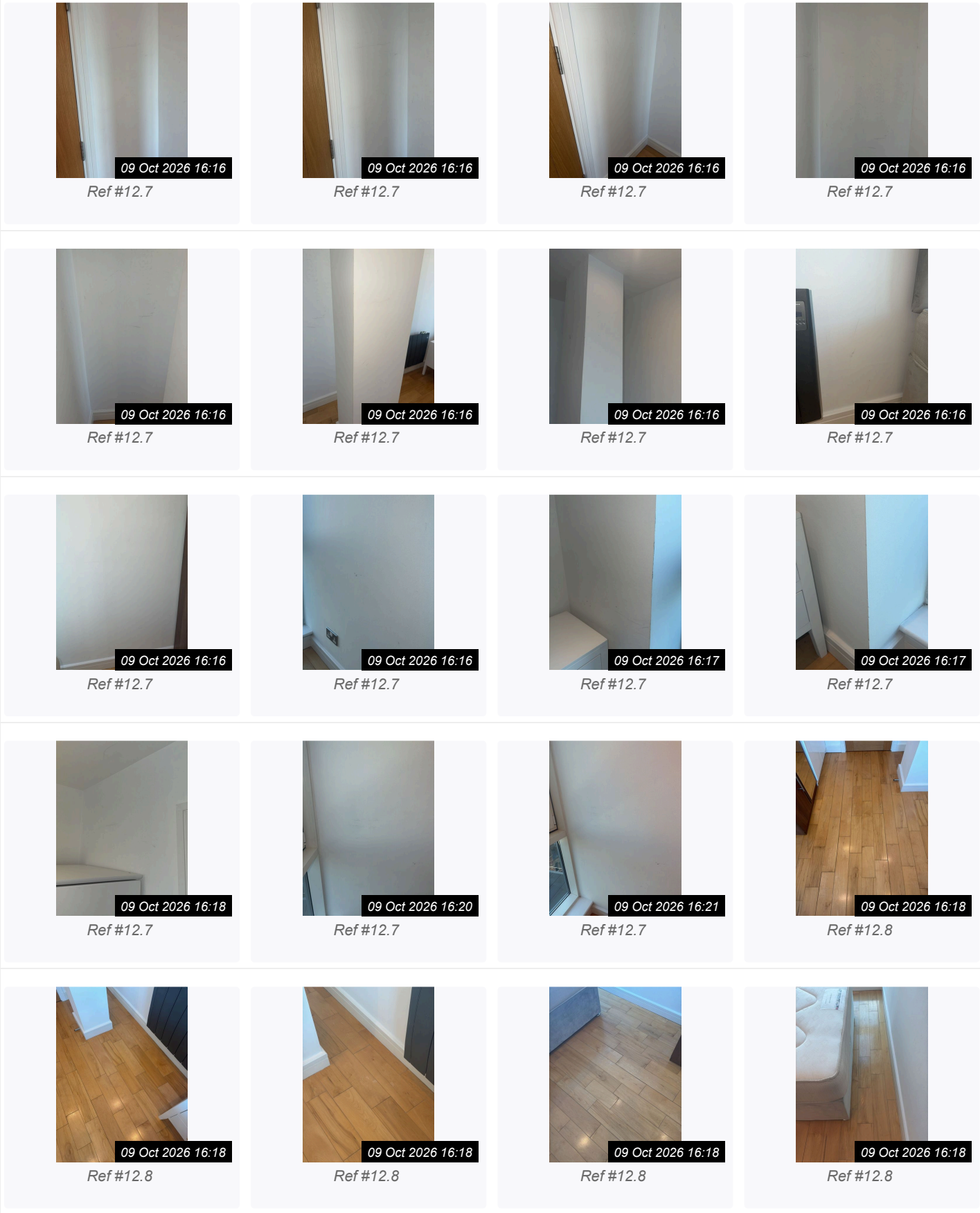
12.7	Walls	White-painted.	Substantially scuffed throughout. Marks present at mid and low levels.
12.8	Flooring	Light oak engineered wooden flooring.	Fine surface scratches scattered throughout. Minor scuff marks and faint wear visible across planks.
12.9	Skirting Boards	White-painted. 1x Skirting-mounted doorstop with black rubber tip.	Scuff marks and paint wear visible to corner and joint sections. Minor surface marks and faint scratches visible. Intact and secure.
12.10	Window(s) / Sill	White UPVC window assembly. 2x White UPVC door handles - 2x keys present. 2x Trickle vents fitted - one on each side.	In good overall condition and full operable. Handles intact and secure. Sill edges (both sides): scuff marks and cracking to paint.
12.11	Blind	1x Large grey roller blind.	Blind drops when lowered; does not remain in set position.
12.12	Fixtures & Fittings		
12.13	Lighting	6x Recessed spotlights.	All in good, working order.
12.14	Switches	1x Single brushed steel light switch.	All in good, working order.
12.15	Sockets	2x Double brushed steel sockets. FM/DAB/TV/SAT outlets, cable access port.	Tested for power using voltage tester; supply confirmed present and in working order. Fittings appear secure; no visible damage to casing or wiring.
12.16	Heating	Haverland dark grey electric radiator unit. Integrated digital control panel.	Securely fitted, undamaged. Tested for power - confirmed in working order. Some white shading/streaks visible to front surface.
12.17	Furniture & Furnishings		
12.18	Bed & Mattress	Light grey/cream suede-effect bed frame / headboard. Double mattress - measurements 135cm x 190 cm (4'6" x 6'3"). 2x Fire resistant labels present.	White stain marks visible to headboard surface. In good clean condition, no stains visible.
12.19	Bedside Tables	2x White 2-drawer bedside tables.	Light surface marks visible. Small chips present in places. Drawers operate smoothly; fixings secure.

12. BEDROOM TWO (RIGHT-HAND SIDE) (CONT.)

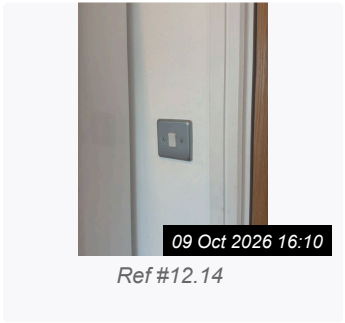
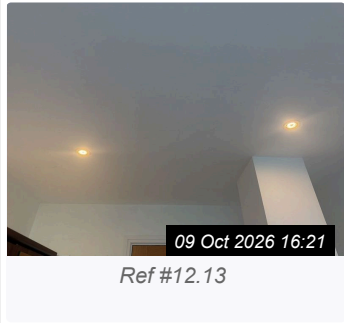
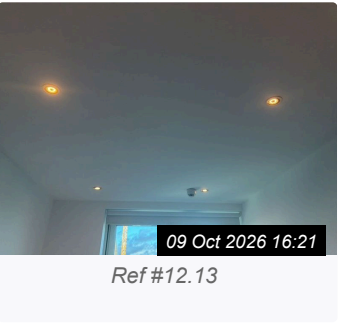
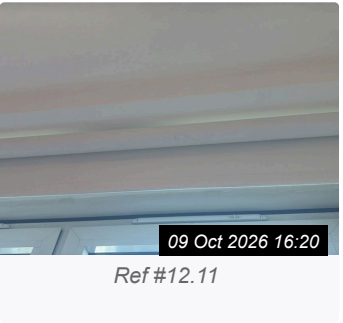
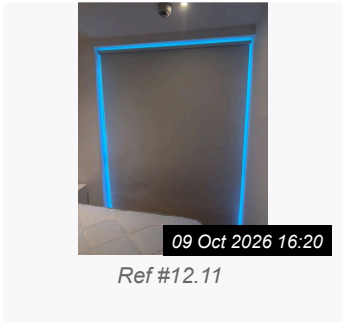
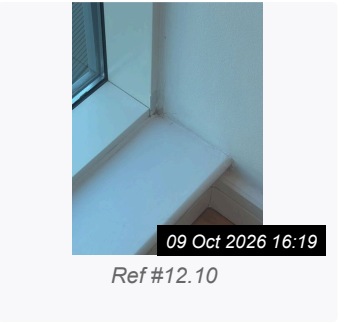
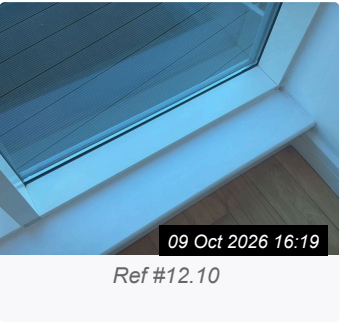
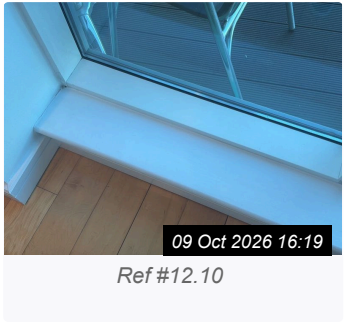
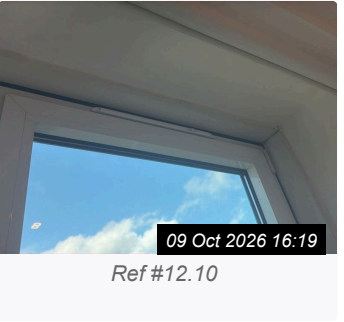
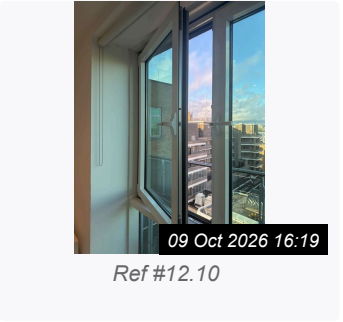
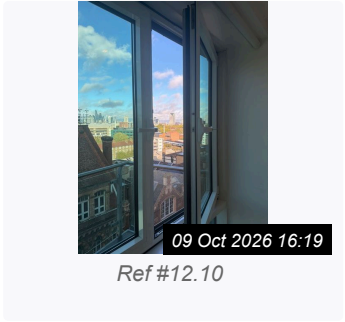
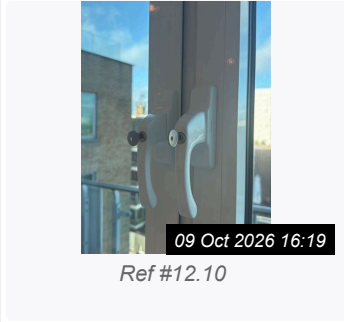
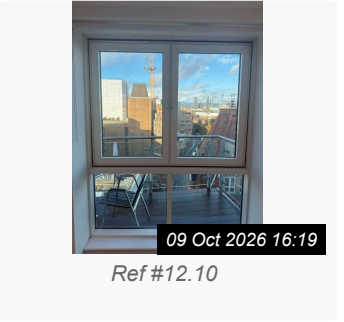
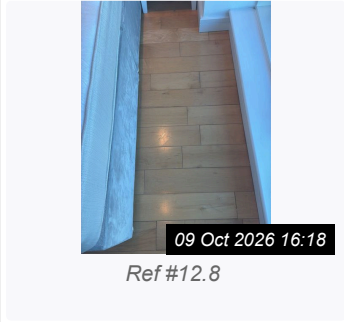
12.20	Freestanding Wardrobes	1x Dark wood-effect wardrobe with mirrored sliding door. Contents Items of bedding visible to interior. 1x White finish double-door wardrobe. Contents A range of cushions and pillows.	Both units unstable, wobbly and leaning.
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12. BEDROOM TWO (RIGHT-HAND SIDE) (CONT.)



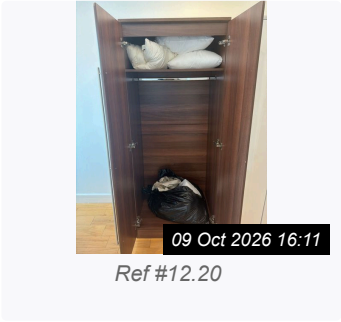
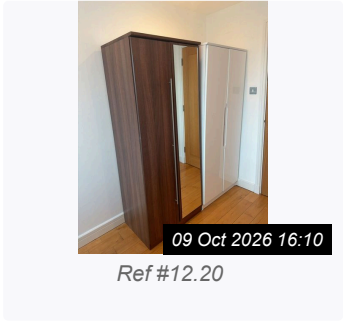
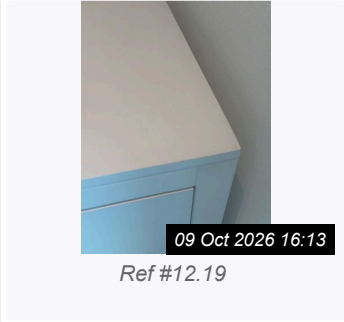
12. BEDROOM TWO (RIGHT-HAND SIDE) (CONT.)



12. BEDROOM TWO (RIGHT-HAND SIDE) (CONT.)



12. BEDROOM TWO (RIGHT-HAND SIDE) (CONT.)



Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.