## Law Society Fittings and Contents Form (3rd edition)

Address of the property	Coronation Cottage Holme Marsh Kington
	Postcode HR5 3JS
Full names of the seller	Cynthia Penney and Hazel Preece and Felicity Ellesmore
Seller's solicitor	
Name of solicitor's firm	Gabbs Solicitors
Address	26a Broad Street Leominster HR6 8BS
Email	rhughes@gabbs.biz
Reference number	REH/0644117/00001
About this form	The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.
	It is important that sellers and buyers check the information in this form carefully.

## **Definitions**

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





## Instructions to the seller and the buyer

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

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

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

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

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

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

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

	Includ	ded	Excl	ıded	None	Price	Comments
Boiler/immersion heater		72 35 x				A	The state of the s
Radiators/wall heaters	Í		Ĺ			<b>X</b>	
Night-storage heaters	i E						The same and the s
Free-standing heaters					Ø		
Gas fires (with surround)					Ø		
Electric fires (with surround)		33.75 34.753		];;			
Light switches	. [						A CONTRACT OF THE PROPERTY OF
Roof insulation					<b>'</b>	I to provide the state of the s	and from the transfer of the second polytopic and the second seco
Window fittings					ſ <b>∀</b>		
Window shutters/grilles		2423	Ĺ		Image: Control of the second s		
Internal door fittings					Ø		A to the second of the second
External door fittings					Ø		
Doorbell/chime				7	N		

		Inc	luded	Excl	ıded	N	one		Price		Comn	nents	A Part of
Electric sockets			<u> 7</u>						75 A. 3		2 1 1 1 1 1 1 1 1 1	2111111	· · · · · · · ·
Burglar alarm				Ī			9		7 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1		The Earth of Story of		
Other items (please specify	0	20 - 1 10 20 - 1 10 20 - 1 10	en en			eraca.							
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Oven/grill Cooker Microwave Refrigerator/fridge-freezer Freezer Dishwasher Tumble-dryer Washing machine													
Extractor hood  Oven/grill  Cooker  Microwave  Refrigerator/fridge-freezer  Freezer  Dishwasher  Tumble-dryer  Washing machine  Other items (please specify)													

	Included	Excluded	None	Price	Comments
Bath				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	X (100 )   100 X (100 )   40 8 (30 )   100 X (100 )   100 X (1
Shower fitting for bath		*** \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	1		
Shower curtain					PROCESSOR OF THE PROCES
Bathroom cabinet				Se and the registron	
Taps				7 ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (	The state of the s
Separate shower and fittings			Ø	A Company	The second secon
Towel rail					
Soap/toothbrush holders					
Toilet roll holders			Z	000	
Bathroom mirror		П	7		
Carpets	included	Excluded	None	Price	Comments
	included	Excluded	None	Price	Comments
Hall, stairs and landing	Included	Excluded	None	Price	Comments
Hall, stairs and landing Living room	Included	Excluded	None	Price	Comments
Hall, stairs and landing Living room Dining room	Included	Excluded	None	Price	Comments
Hall, stairs and landing Living room Dining room Kitchen	Included	Excluded	None	Price	Comments
Hall, stairs and landing Living room Dining room Kitchen Bedroom 1	Included	Excluded	None	Price	Comments
Hall, stairs and landing Living room Dining room Kitchen Bedroom 1 Bedroom 2	Included  Includ	Excluded	None	Price	
Hall, stairs and landing Living room Dining room Kitchen Bedroom 1 Bedroom 2 Bedroom 3	Included  Included	Excluded			Comments
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Hall, stairs and landing Living room Dining room Kitchen Bedroom 1 Bedroom 2 Bedroom 3		Excluded			
Carpets  Hall, stairs and landing Living room Dining room Kitchen Bedroom 1 Bedroom 2 Bedroom 3  Other rooms (please specify)		Excluded			

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing					
Living room					
Dining room					
Kitchen				Agency of a contract of an analysis	Section Communication (Section Section
Bedroom 1					
Bedroom 2	****			A STATE OF THE STA	The second of th
Bedroom 3				y makin aya ildaan kiid amga 	
Other rooms (please specify)		Pilopital			
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Curtains/blinds					
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Living room					er stand de la capital de la c
Dining room				A TOWNS	Sept. 1951 Jan 10 Jan 1
Kitchen				The principle of the state of t	
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Bedroom 2					
Bedroom 3				A Thin a	A Common respective control of the c
Other rooms (please specify)					
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Light fittings					
<b>Note:</b> If the seller removes a light ceiling rose, a flex, bulb holder and					
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	Included	Excluded	None	Price	Comments
Hall, stairs and landing					The second secon
Living room	Appropriate to the second day of the second				A CONTRACT OF THE PROPERTY OF
Dining room			ď		
Kitchen					
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Bedroom 2			g	Control of the Contro	Agency of the second of the se
Bedroom 3					Partie De la companya de la company El companya de la co
Other rooms (please specify)					
	# <u> </u>			NOW AND SERVICE	a to the first the second of t

Fitted units  Note: Fitted units include, for e	example, fitted cup				
	Included	Excluded	None	Price	Comments
Hall, stairs and landing					
Living room			Image: selection of the content of the c	to a motivate of the second of	The state of the s
Dining room			<u> </u>		
	T.			1.5 (A. Gallaci (Challaci Holing) Allipays (Allipays) (	
Bedroom 1		$\overline{\Box}$	্ বি		
Bedroom 2			7		
Bedroom 3					

	Included	Excluded	None	Price	Comments
Other rooms (please specify)					
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t					•
Outdoor area			Service Mary Park		
	included	Excluded	None	Price	Comments
Garden furniture					
Garden ornaments					
Frees, plants, shrubs	· 🗹			1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	
Barbecue				Company of the North State of the Company of the Co	
Dustbins				5 ( #55 a. 9 ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (	
Garden shed					
Greenhouse				gar in the state of the state o	
Outdoor heater			17/		
Outside lights		П	नि		
Water butt			15/		
Clothes line			† <i>-</i>		
Rotary line			17		
Other items (please specify)					
Paret from (bloode specify)					
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	Included	Excluded	None	Price	Comments
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Television aerial					
Radio aerial					1 - Marie - Principal agreement - The State of the Company of the
Satellite dish					
Stock of fuel			ige kontan - nkoorde sinaaksiinaksi		
	Included	Excluded	None	Price	Comments
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Wood Liquefied Petroleum Gas (LPG)  Other items				Price	Comments
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Liquefied Petroleum Gas (LPG)		Included	Excluded	Price	Comments

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Peterboat Close, London SE10 0PX www.oyezforms.co.uk

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