

## Fittings and Contents Form (3<sup>rd</sup> edition)

Address of the property

100 yews Lane Kendray  
Barnsley

Post code

S70 3LR

Full names of the seller

Lee Martin

Seller's Solicitor

Name of Solicitor's Firm

MEDWAY

Address

e-mail

Reference number

*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**

This form must be completed accurately by the seller. It may become part of the contract between the seller and the buyer.

The seller should make a clear statement of what is included in the sale of the property by marking each box in this form:

- with a tick
- a question mark if not decided or for discussion
- if the item is not excluded, the seller may insert a price that they wish to be paid for the item. The buyer can then decide whether to accept the seller's offer. The seller and buyer should inform their solicitors of any arrangements made about items offered for sale in this way.

If an item is offered for sale, it is the seller's responsibility to negotiate the sale with the buyer directly, or through their estate agent (if applicable). If the solicitor is instructed to act in the negotiation, the costs of so doing may not be included in the original quote and may be subject to additional charges.

If the seller removes any fixture, 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 clear and tidy condition.

The seller and the buyer should check the information in this form carefully.

**1 Basic Fittings**

	Included	Excluded	None	Price	Comments
Boiler / Immersion heater	✓				
Radiators / wall heaters	✓				
Night-storage heaters			✓		
Free-standing heaters			✓		
Gas fires (with surround)	✓				
Electric fires (with surround)			✓		
Light switches	✓				
Roof insulation	✓				
Window fittings	✓				
Window shutters / grills			✓		
Internal door fittings	✓				
External door fittings	✓				
Doorbell / chime			✓		
Electric Sockets	✓				
Burglar alarm			✓		
<b>Other items (please state which)</b>					

## 2 | Television and telephones

	Included	Excluded	None	Price	Comments
Telephone receivers			✓		
Television aerial	✓				
Radio aerial			✓		
Satellite dish			✓		

## 3 | Kitchen

**Note:** For each, please indicate whether the item is fitted or freestanding **and** whether it is included or excluded

	Free Standing	Fitted	Included	Excluded	None	Price	Comments
Hob		✓	✓				
Extractor Hood		✓	✓				
Oven/grill		✓	✓				
Cooker		✓	✓				
Microwave					✓		
Refrigerator/ Fridge-freezer					✓		
Freezer					✓		
Dishwasher					✓		
Tumble-dryer					✓		
Washing machine					✓		

**4 | Bathroom**

	Included	Excluded	None	Price	Comments
Bath			/		
Shower fitting for bath			/		
Shower curtain			/		
Bathroom cabinet	/				
Taps	/				
Separate shower and fittings	/				
Towel rail	/				
Soap/toothbrush holders	/				
Toiler roll holders	/				
Bathroom mirror	/				

**5 | Carpets, curtains, light fittings and fitted units**

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	/				
Living room	/				
Dining room	/				
Kitchen	/				
Bedroom 1	/				
Bedroom 2	/				
Bedroom 3	/				
<b>Other rooms (please state which)</b>					

<b>6</b>	<b>Curtains and curtain rails</b>
----------	-----------------------------------

	Included	Excluded	None	Price	Comments
Hall, stairs and landing			/		
Living room	/				
Dining room	/				
Kitchen	/				
Bedroom 1	/				
Bedroom 2	/				
Bedroom 3	/				
<b>Other rooms (please state which)</b>					
<b>Curtains/blinds</b>					
Hall, stairs and landing	/				
Living room	/				
Dining room	/				
Kitchen	/				
Bedroom 1	/				
Bedroom 2	/				
Bedroom 3	/				
<b>Other rooms (please specify)</b>					

**7 | Light fittings**

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	/				
Living room	/				
Dining room	/				
Kitchen	/				
Bedroom 1	/				
Bedroom 2	/				
Bedroom 3	/				
<b>Other rooms (please specify)</b>					

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

**8 | Fitted units**

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

**8 Fitted units (continued)**

	Included	Excluded	None	Price	Comments
<i>Other rooms (please specify)</i>					

**9 Outdoor area**

	Included	Excluded	None	Price	Comments
Garden furniture			/		
Garden ornaments			/		
Trees, plants, shrubs	/		.		
Barbecue	X		/		
Dustbins			/		
Garden shed	.		/		
Greenhouse			/		
Outdoor heater			/		
Outside lights	/				
Water butt			/		
Clothes line	/				
Rotary line			/		




10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil			/		
Wood			/		
Bottled gas			/		
LPG			/		

11 Other items

	Included	Excluded	None	Price	Comments

Signed:  ..... Dated: 03/09/24

Signed: ..... Dated:

Each seller should sign this form