

## **Specimen inventory**

**Please ensure that the condition of each item is stated on the inventory.**

### **Conisborough Toothill Swindon**

This property is a two bedroomed mid terraced house, it has gas central heating and a parking space at the rear of the property. There is also UPVC replacement windows to the property, and there is a UPVC replacement front door.

#### **UPVC front door all glass and fittings intact.**

**Opening into front porch :** Blue/ Pink striped wallpaper  
Blue/ Grey multi carpet  
Dark wood fuse cupboard  
4 brass coat hooks on wooden frame  
Brass wall lamp with glass shade  
Radiator

#### **Sapele wooden door leading to lounge :**

UPVC double glazed window with locks  
Blue/ Pink striped wallpaper  
Blue/ Grey multi carpet  
Dark blue uplighter  
Radiator to wall below window  
Stone fireplace length of room, four cubby holes with wooden shelves, shelf to top of fireplace  
Gas fire set in fireplace  
Dark wood curtain rail  
Blue/ Grey unlined curtains with tiebacks  
Net curtains

#### **Sapele wooden door leading to kitchen/ diner:**

UPVC double glazed window with lock  
Net Curtains  
Wooden back door  
Stainless steel sink unit in double unit  
Double cupboard unit over sink  
Double base unit  
Worktop over units under window and to divide dining Area  
Green vinyl flooring – average condition  
Grey/ Red carpet tiles to dining area  
Radiator to dining area side of room  
Hot water boiler on wall kitchen side  
Concorde gas boiler for central heating dining area side  
Timer for heating at side of boiler  
Green kitchen wallpaper – average condition  
N.B. All kitchen units useable, but generally in tatty condition.

Tenant :

Landlord :

**Stairs and landing area :** Blue/ Grey multi carpet to stairs and landing area  
Grey/ Stripe wallpaper to stairway and landing area  
Woodwork finished in light grey gloss

**Sapele door leading to back bedroom :**

UPVC double glazed window with locks  
Dark blue patterned carpet  
Yellow patterned wallpaper  
Radiator  
Net curtain  
Light green unlined curtains with tiebacks

**Sapele door to airing cupboard with wooden slat shelving**

**Sapele door to bathroom :**Dark blue patterned carpet not fitted to back of wall  
Behind sink  
White bathroom suite  
One mismatched tap cover to bath  
Electric shower not working at present  
Walls wallpapered in dark grey paper  
Dark grey tiles to sink splashback  
Dark grey tiles around bath area inset with mirror tiles

**Sapele door to front bedroom :**

UPVC double glazed window with locks  
Blue fitted carpet – reasonable condition  
Pink piece of carpet at top of stair bulkhead  
Walls one papered with dark multi wallpaper  
Three remaining walls painted light blue on anaglypta  
Wallpaper – the décor is generally in need of updating  
Radiator to wall  
Telephone point  
Connection for television aerial  
Damage to back of door  
Grey multi unlined curtains  
Venetian blind

**Unless otherwise stated all décor, carpets and curtains are in good condition  
1<sup>st</sup> August 1999**

Tenant:

Landlord

