

# Fittings and Contents Form (2nd edition)

TA10

Address of the property

Postcode

Full names of the seller

Seller's solicitor

Name of solicitors firm

Vanessa Newman Property Lawyers

Address

76 Hardwick Road  
Eynesbury  
St Neots  
Cams  
P E19 2SD

Email

info@vanessanewmanpropertylawyers.co.uk

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 ✓ or a X, as shown below:

Included in the sale of the property	<input checked="" type="checkbox"/>
Not included in the sale of the property	<input type="checkbox"/>

The seller may be prepared to sell to the buyer an item which is otherwise not included in the sale of the property. In this case, the seller should mark the appropriate box with a X to show the item is not included, followed by the amount that the seller wishes to be paid for the item, as shown below.

Not included, but for sale at an extra cost	<input type="checkbox"/> X{amount}
---	------------------------------------

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 the seller removes any fixtures and fittings, the seller must make good any damage caused by their removal.

If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose and socket, a flex, bulb holder and bulb.

The seller is responsible for removing any possessions, including rubbish, from the property, the garage, the garden and any outbuildings or sheds.

The seller and the buyer should check the information given on the form carefully.

## 1 Basic fittings

Boiler / immersion heater	<input type="text"/>	Roof insulation	<input type="text"/>
Radiators / wall heaters	<input type="text"/>	Window fittings	<input type="text"/>
Night-storage heaters	<input type="text"/>	Window shutters / grills	<input type="text"/>
Free-standing heaters	<input type="text"/>	Internal door furniture	<input type="text"/>
Gas fires (with surround)	<input type="text"/>	External door furniture	<input type="text"/>
Electric fires (with surround)	<input type="text"/>	Doorbell / chime	<input type="text"/>
Light switches	<input type="text"/>	Electric sockets	<input type="text"/>
	<input type="text"/>		<input type="text"/>
	<input type="text"/>		<input type="text"/>
	<input type="text"/>		<input type="text"/>

## 2 Television and telephone

Telephone receivers	<input type="text"/>	Television aerial	<input type="text"/>
Radio aerial	<input type="text"/>	Satellite dish	<input type="text"/>

## 3 Kitchen

Hob	<input type="text"/>	Refrigerator / fridge-freezer	<input type="text"/>
Extractor hood	<input type="text"/>	Freezer	<input type="text"/>
Fitted oven and grills	<input type="text"/>	Free-standing oven / cooker	<input type="text"/>
Fitted microwave	<input type="text"/>	Dishwasher	<input type="text"/>
Tumble-dryer	<input type="text"/>	Washing machine	<input type="text"/>
	<input type="text"/>		<input type="text"/>
	<input type="text"/>		<input type="text"/>

## 4 Bathroom

Bath	<input type="text"/>	Separate shower and fittings	<input type="text"/>
Shower fitting for bath	<input type="text"/>	Towel rail	<input type="text"/>
Shower curtain	<input type="text"/>	Soap / toothbrush holders	<input type="text"/>
Bathroom cabinet	<input type="text"/>	Toilet roll holders	<input type="text"/>
Taps	<input type="text"/>	Bathroom mirror	<input type="text"/>
	<input type="text"/>		<input type="text"/>
	<input type="text"/>		<input type="text"/>
	<input type="text"/>		<input type="text"/>

## 5 Carpets, curtains, light fittings and fitted units

	Carpets	Curtain rails poles/pelmets*	Curtains/blinds*	Light fittings	Fitted units**
Hall, stairs and landing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Living room	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Dining room	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Kitchen	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Bedroom 3	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

If the seller wishes to further explain the answers to section 5 above, please give details:

\* Delete as appropriate.

\*\* Fitted units (for example: fitted cupboards, fitted shelves, and fitted wardrobes).

## 6 Outdoor area

Garden furniture	<input type="text"/>	Outdoor heater	<input type="text"/>
Garden ornaments	<input type="text"/>	Stock of fuel	<input type="text"/>
Trees, plants, shrubs	<input type="text"/>	Outside lights	<input type="text"/>
Barbecue	<input type="text"/>	Water butt	<input type="text"/>
Dustbins	<input type="text"/>	Clothes line	<input type="text"/>
Garden shed	<input type="text"/>	Rotary line	<input type="text"/>
Greenhouse	<input type="text"/>		<input type="text"/>

Signed: ..... Dated: .....

Each seller should sign this form.