

Example Report

Property Valuation



Mr & Mrs Smith
The Property
Down the Sreet
Example City
SL5 7LT

Dear Mr & Mrs Smith,

Re: Property Valuation – The Property

Further to instructions received from SAM Conveyancing to provide you with the current open market valuation, I report as follows:-

Date of Inspection

I inspected the property on 23rd March 2015. At the time of my inspection the weather was dry and cold.

Location & Description

The property is located in a residential area that is still undergoing development. It is within easy reach of all facilities.

The property comprises a detached house built in 2013. The house stands in a plot having a front garden, off-road parking space for two cars, and a rear garden.

The accommodation comprises:

Ground Floor: Hall, with coat cupboard, cloakroom, livingroom, open plan diningroom and kitchen.

First Floor: Landing with airing cupboard, bedrooms 2 and 3 both with an ensuite shower/W.C., bedroom, family bathroom.

Second Floor: Master bedroom with ensuite shower/W.C., bedroom 5 or study.

Outside: Front garden, side access drive with parking for 2 cars, single garage, rear garden.

REPAIR AND CONDITION

The house as a whole appears to be in satisfactory structural condition and no major defects were noted.

TENURE AND REPORT ON TITLE

I understand that the property is freehold. The actual title and other legal factors should be verified from the usual legal searches.

TOWN PLANNING

I have not made any enquiries regarding town planning but other than the completion of the development, there is unlikely to be any major development in the vicinity which might affect the property adversely.

LAND CONTAMINATION

As far as I was able to ascertain, there is no land contamination on the site or in the vicinity but the usual searches should be made.

REINSTATEMENT COSTS

I have not assessed the value of the property for fire insurance reinstatement purposes. *I can provide this for an additional fee – please let me know if you would like this?*

VALUATION

In arriving at my valuation, I have spoken to Estate Agents in the locality and they have provided comparables of recent sales of similar properties. The following comparables have been used to value the property:-

1. 4, Moorhen Court, Three Mile Cross, Berks sold at £450,000. This is a 4 bedroom detached house on the same estate as the subject property.
2. 11, Watson Close, Padworth, Berks sold at £460,000 on 11th December, 2014. This is a 4 bedroom detached house on an estate.
3. 4, Fox Close, Burghfield Common, Berks sold at £512,500 in January, 2015. This is a 4 bedroom detached house in a nearby village.

In my opinion, the current open market value of the freehold interest of the subject property in its current condition, is in the order of **£485,000**.

I trust the above will be of assistance.

Yours sincerely,

F.R.I.C.S. - Chartered Building Surveyor

IMPORTANT – This is only an example and your property valuation may look different and will contain different information.

Call 0207 112 5388 to order your Survey

HomeBuyer Reports & Building Surveys

- ✓ Competitive RICS surveys
- ✓ We book the access with the owner
- ✓ Find out major concerns on day of survey
- ✓ Reports delivered within 3 to 5 days
- ✓ National company of expert RICS surveyors

Book today 0207 112 5388

Local Surveyors



National Coverage