Date: 11 December 2023
Our Ref: LA/BURT/226899-1
Your Ref:

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E15 1NG

Dear Sirs

**Our client:** **Burton**
**Your client:** **Erturk**
**Matter:** **Selling: 30 Old London Road, Badgers Mount, Sevenoaks, TN14 7AE**

Thank you for your letter raising additional enquiries, utilising the same numbering, we are instructed to respond as follows:

1. Please see attached engrossment Contract.
2. Amended. Please see attached.
3. Our client confirms that all covenants and restrictions have been adhered to.
4. Our client states that no rights have been interfered with or obstructed.
5. Please find attached Building Regulations Completion Certificate.
6. Our client states that no drainage assets have been built over. All pipework and drainage were moved to the side passage, outside the floorplan of the building work.
7. Please find attached EICR.
8. As above.
9. Please see attached Gas Safe Certificate.
10. Please see attached Gas Safe Certificate. Our client does not hold an inspection report.
11. Our client states that there has never been any flooding at the property.
12. Our client confirms that all arrears will be settled before completion.
13. Our client states that none of these matter have affected the property.
14. Our client states that all their possessions will be removed from the property.
15. Our client confirms.
16. Our client states that there has never been any issues with water pressure.
17. Our client states that they have never had a cause to complain about neighbours.
18. Our client states that they have never been approached about Chancel Repair Liability.
19. Our client states that no one has ever exercised rights over the property.
20. Our client states no.

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21. Our client states no.
22. Our client states that the Buyers are currently paying the Council Tax as they are renting the property. Our client states that when they last paid, it was Council Tax band E.
23. As above.
24. Our client is not aware as the Buyers are currently paying for this.
25. Our client states no.
26. Our client states no.
27. Our client states that the property has only been used for residential purposes.
28. Our client states that there is no asbestos in the property, as far as they are aware.
29. Please find attached 3 windows certificates and Gas Boiler Installation from 2010.

Please note that the replies are given on behalf of the seller without responsibility on the part of its solicitors or employees. They are believed to be correct but the accuracy is not guaranteed, and they do not obviate the need for the buyer to make appropriate searches, enquiries and inspections. Where replies stated that the seller believes, or does not believe as matter to be so, or that the seller is not aware of or has no knowledge of the matter (or words having the same or similar effect), this not does not imply that the seller and/or the seller's solicitors have made such further enquiries as a prudent legal advisor would recommend and received appropriate answers before reply

We look forward to hearing from you.

Yours faithfully

*Manak Solicitors*

**Manak Solicitors**
Email: jas@manaksolicitors.co.uk