

**PRIVATE VALUATION REPORT**  
(Prepared by an independent RICS Chartered Surveyor and Valuer)



Subject Property:

Client:

Date of Inspection: 21<sup>st</sup> June 2019

Date of Report: 27<sup>th</sup> June 2019



## VALUATION SUMMARY

### PROPERTY

**DESCRIPTION** Three bedroom house.

**LOCATION** Property located in within a modern residential estate with a commuter village location, with reasonable access to local amenities.

**PLANNING USE** Residential dwelling house

**FLOOR AREA** 90.0 sq. m

**TENURE** Freehold

**PURPOSE** RICS Valuation

**DATE OF INSPECTION** 21<sup>st</sup> June 2019

**VALUATION DATE** 27<sup>th</sup> June 2019

**VALUATION BASIS** Market Value with vacant possession.

**VALUATION** **£217,000** – Market Value with vacant possession.

**REINSTATEMENT VALUE** **£150,000**

This summary only provide a quick reference and must not be read outside of context from the full valuation report.



## **1. BASIS OF INSTRUCTIONS**

1.1 On 21<sup>st</sup> June 2019, we were instructed by: \_\_\_\_\_ to inspect and value the property known as:

1.2 The instructions requested that we provide you with our opinion of:

(a) Market Value with vacant possession of the Freehold interest in the subject premises, as at the date of inspection in the light of current market conditions.

(b) This valuation is intended solely for this and for no other purposes and should not be relied upon by any third party to whom it is not addressed who would do so entirely at their own risk.

1.3 We would confirm the Surveyor has the required knowledge, skills and understanding to undertake the valuation competently.

1.4 We confirm we have no financial interest in this transaction and that we have had no dealings with this property.

1.5 We can confirm that there is no conflict of interest.

## **2. LIMITATION & PUBLICATION**

2.1 This valuation is prepared solely for the use of the addressee and no responsibility is accepted to any other party for the whole or any part of its contents. It may be disclosed to other professional advisors assisting in respect of the purpose for which the valuation is prepared.

2.2 Neither the whole nor any part of this valuation certificate nor any reference thereto may be included in any published document, circular or statement nor published in any way without our approval of the form and context in which it may appear.

2.3 The Valuation is valid for three month from the date of the valuation.

2.4 In accordance with the Standards we are also required to draw your attention to the possibility that this valuation may be investigated by the RICS for the purpose of the administration of the Institution's conduct and disciplinary regulations.



### **3. Description and Location**

3.1 The property is a traditional two-storey house. The property is located within residential area amongst a mixture of modern and traditional properties of varied age, character residential dwelling house.

### **4. Tenure**

We assume that the property is freehold.

### **5. Construction:**

Traditional Construction with cavity brick walls pitched roof and tiled roof covering.

### **6. Accommodation**

The property accommodation comprises:

Ground Floor: Hall, lounge, cloakroom. Kitchen/dinner.

First Floor: Three bedrooms, ensuite and family bathroom.

The property does not benefit from a garage. Two off-road parking space is available to the front of the property.

### **7. Services**

All mains services such as gas, electric, water and mains drainage are available to the property. The property also benefits from a mains gas central heating system.

### **8. Essential Repairs**

None identified at the time of inspection.

### **9. General Condition and Observations**

The property was observe to be in satisfactory condition, with no significant defects noted.



The property still benefit from a valid NHBC certification with approximately six year unexpired terms.

## 10. Valuation

### Comparable market

Market Evidence of similar two/three-bedroom terrace house with 0.25 miles of subject property. There is limited comparable of identical three bedroom sold property in the last 6 months therefore comparable of up to 12 months is used with the appropriated adjustment to arrive at our valuation assumptions.

- 9 Priory Mill Walk, Coventry, West Midlands CV6 1QW - Modern semi-detached house, built around 2015. Comprising of: Ground Floor, lounge, kitchen, and cloakroom. First floor three bedrooms, en-suite and main bathroom. Similar to subject, reasonable overall condition. Sold 15/3/2019 @ £217,500.
- 6 Priory Mill Walk, Coventry, West Midlands CV6 1QW - Modern semi-detached house, built around 2015. Comprising of: Ground Floor, lounge, kitchen, and cloakroom. First floor two bedrooms, en-suite and main bathroom. Smaller than subject, reasonable overall condition. Sold 15/9/2018 @ £187,500.
- 20 Oakfield Road, Coventry, West Midlands CV6 1ED -Traditional extended semi-detached house, built around 1939. Ccomprising of: Ground Floor, lounge, kitchen/dinner and cloakroom. First floor three bedroom and main bathroom. The property benefit from a single attached garage improved overall condition. Sold 29/3/2019 @ £215,000.

Based on the available comparable identified of similar of properties within the immediate area. Our valuation of the subject property in its present condition is **£217,000 (Two hundred and seventeen thousand pounds)**



**11. Reinstatement Valuation.**

The reinstatement insurance valuation assumption for the property: **£150,000 (One hundred and fifty thousand pounds)**

**12. Valuers Declaration.**

This report is a private valuation prepared in accordance with the RICS Specification and may cause assumptions which may on further investigation, for instance by your legal representative prove to be inaccurate.

**SIGNATURE OF VALUER**

**Date: 27<sup>th</sup> June 2019**

**Paul A Knight, MRICS RV**