



travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise services, fittings and equipment offered in this sales details have been tested or warranted before being purchased, or satisfy the requirements of such materials to purchase, or areas, measurements or dimensions given as a guide only and are not precise. Purchasers should not be relied upon for carpets and fittings. We would like to point out that all photographs are taken with a digital camera. THIS IS A CONFIDENTIAL OFFER. We confirm that we have thoroughly checked the sales particulars produced by our agent and do believe them to accurately represent the above property. We confirm there are no restrictive covenants, rights of way or any other outstanding issues that may affect the value or sale of the Property. I/We confirm that if we alter the property in any way we will inform you immediately in writing of the alterations so that your email can be updated. DRAFT PARTICULARS DETAILS HAVE BEEN DRAFTED ON INFORMATION PROVIDED BY THE SELLER AND WE ARE AWAITING CONFIRMATION THAT THEY ARE HAPPY WITH THESE DETAILS. PLEASE CHECK WITH OUR OFFICE THAT YOU HAVE RECEIVED AN APPROVED SET OF DETAILS BEFORE YOU ARRANGE TO VIEW A PROPERTY, ESPECIALLY IF YOU ARE TRAVELLING AN DISTANCE. VIC/DC008/5/D/AF These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All

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viewings and negotiations must be made through the Company or you could be liable for our.

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