

PROPERTY VIEWING CHECKLIST



Questions to ask:

Think about what questions you need to ask the estate agent. We suggest;

- How long has the property been on the market?
- Has it had many viewings?
- Is the property lease or freehold?
- Has the property been altered in any way?
- Has the property ever been burgled?
- Are there any plans for property development in the area?
- What are the neighbours like?
- What is local traffic like?
- Are there any issues should know about?

Add any of your own questions below:

Look outside the house:

- Observe the garden
- Check for any signs of damage/damp

Waterworks and plumbing:

- Run the taps
- Check water pressure
- How long does it takes for hot water to come through?

Damp:

- Check for signs of damp – have a look and a smell

Bills:

- Ask about the cost of bills
- How much is council tax?
- Is the property on a water metre?

Loft:

- Is there a loft?
- Does it have any insulation?
- What is access like?
- Can you go up and have a look around?

Storage:

- How much storage is there? (Bedroom and kitchen)
- Take a look inside cupboards

Light:

- How much natural light does the property get?
- Which way the property is facing? South is best

Electrics and wiring:

- Check that all wiring is safe
- Flick switches on and off to ensure the electrics work
- How many power points are there incl. phone lines?

Garage and parking:

- Is there a garage? If so, is it automatic, is it shared?
- How big is the driveway?
- If there is no off-street parking can you buy a permit from the council and are there any limitations?
- What will you do if your visitors drive over?

What's included?

- Are any of the furnishings, appliances etc. included in the sale?

Transport links:

- What are local transport links?
- How close are you to stations?
- Are you under a flight path?

Neighbourhood:

- Take a look around the neighbourhood and surrounding area to find out if the area is pleasant and safe and how long it takes to get to the nearest amenities.

Survey:

- Has the property had a survey?
- If not, arrange one.

Second viewing:

- If you're interested in the property, make sure you go back for a second viewing.

Take your time:

- Don't rush your viewing, take your time to have a look around properly and ensure you have covered all the points above

Happy house hunting!