

HOUSE VIEWING TIPS

QUESTIONS TO ASK THE ESTATE AGENT

ALL PROPERTIES:

- Why are the vendors selling?
- What is their position e.g have they found somewhere? If not, are they waiting to find somewhere before proceeding or would they break the chain?
- How long have they lived in the property?
- What heating does it have (has it been serviced)?
- Have there been any structural issues?
- If it has an extension, were appropriate permissions and certification obtained?
- How long has it been for sale? How much interest has there been in the property
- Have they had issues with neighbours?
- What is the EPC (Energy Performance Rating)?
- What is the parking situation?

LEASEHOLD PROPERTIES (E.G FLAT):

- Who owns the freehold/ who is the management company? (Don't be afraid to google them!)
- What are the ground rent/service charges?
- What is parking like?
- Any costs not covered by Management charges - are these shared equally?
- Is there a regular meeting of the owners/leaseholders? (Where, share of freehold)
- Are you allowed pets?
- Is there any shared storage e.g for bikes?

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What is their position e.g have they found somewhere? If not, are they waiting to find somewhere before proceeding or would they break the chain?

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What heating does it have (has it been serviced)?

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If it has an extension, were appropriate permissions and certification obtained?

How long has it been for sale? How much interest has there been in the property
Have they had issues with neighbours?

What is the EPC (Energy Performance Rating)?

IF IT'S A FLAT:

Who owns the freehold/ who is the management company? (Don't be afraid to google them!)

What the ground rent/service charges are?

What is parking like?

Any costs not covered by Management charges, are these shared equally?

Is there a regular meeting of the owners/leaseholders?

Are you allowed pets?

Is there any shared storage e.g for bikes?

How long is left on the lease? This could be costly if it needs to be reviewed during your ownership and, generally lenders want 70 years plus left on the lease.

THINGS TO CONSIDER:

Whats the situation with fixtures and fittings - whats included in the sale and whats being taken?

Do you feel you can negotiate on the price? Set your limit for the property and try to stick to it!

Consider standing quietly to listen for noises - inside and outside.

If it doesn't have parking, consider driving past at different times of day to see what the parking conditions are like?

Do you know anyone who lives nearby - what's the area like?

How much will the property cost to run (gas, electric and council tax) ?

What are the local facilities like?
