

What to ask: make the most of your viewing

The basics				
A few hints: <ul style="list-style-type: none"> • Be practical - try to think with your head as well as your heart. • If you like the property, visit more than once at different times of the day. That way you can check things like noise levels, how much sun it gets, how the area feels in the evening etc. 				
What's the address?		Agent's name: Company: Phone number:		
How much is it on for? £		Offers over / Fixed price / Offers around		
The property				
It's a: Flat / Maisonette / Bungalow / House – detached / semi-detached / terraced				
Inside	Bedrooms	Bathrooms	Living rooms	Other rooms
How many?				
Condition?				
Excellent				
Good				
Average				
Poor				
Enough storage?	Y / N	Y / N	Y / N	Y / N
Does your furniture fit?	Y / N	Y / N	Y / N	Y / N
Smoke / CO2 alarm?	Y / N	Y / N	Y / N	Y / N
Outside	Yes	No	Enough space?	Condition / Details?
Is there a front garden?				
Is there a drive / parking space?				
Is there a back garden?				
Is it overlooked?				It faces:
Is there a shed?				
Is there a garage?				

Is it close enough to...			
Work?	Family and friends?	A gym?	Family friendly activities?
Public transport?	Pub and restaurants?	Parks?	Good schools / nurseries?
Shops?	A doctor / hospital	Other:	
Ask the owner / agent			
How long has it been on the market?		Why are they moving?	
Has there been much interest / any offers?		Is it Freehold / Leasehold How long is the lease?	
Resident's association or managing agents? Y / N Who pays for repairs?		Has the house ever been burgled? Y / N Is there a working burglar alarm? Y / N	
How old is the boiler?		Is there a usable floored attic / basement?	
Date of last electrical / gas inspection?		Is the loft insulated? Y / N	
Any working chimneys? Y/N		What's included? Washing machine / dryer / dishwasher / fridge / freezer / light fittings / curtains / other:	
How much for...			
Council tax	Water	Gas	Electricity
Service charge	Ground rent	Other:	
Potential problems			
<p>A few hints:</p> <ul style="list-style-type: none"> • Check inside and out – and behind and under furniture and rugs etc. • Look for fresh paint cover-ups as they may be hiding something. • Turn on lights and taps, and open doors and windows to check everything works. 			
Any structural issues / cracks?		Do all the taps / showers / lights work properly?	
Any signs of damp / mould / condensation?		Do all the windows / doors lock properly?	
Is there a risk of flooding / subsidence?		Any planned building that will affect the property / view etc?	
Any problems with neighbours?		Any noise (neighbours / road etc)?	
Details:			
Anything else to remember?			