

## HOUSE-VIEWING TIPS

You should always do some research before viewing a property – below are some tips to consider and some questions you may want to ask the seller.

### Tips for viewing properties

**View with a friend** – a second opinion will be useful and a second set of eyes may spot something you don't.

**Make notes** – this will help you remember key things you like/dislike about the property. Take along your viewing checklist.

**Take a tape measure** – rooms can look deceptively big (or small).

**Don't be blinded** – although decoration is easy to remedy, some things are not. Be aware of signs of damp by taking note of mould patches or odours.

**Don't be afraid to ask questions** – see below for some useful questions to ask the seller.

**Arrange a second viewing** – viewing at a different time of day will help you note any changes in neighbour noise and traffic.

### Questions to ask the seller

Question	Comments
How long have they lived there and why are they moving?	
How long has the property been for sale and how many viewings have they had?	
What is the area like?	
What are the neighbours like?	
What recent repairs have been carried out and are there any guarantees for the work?	
What are the utility costs (for example, council tax and water charges)?	
What fixtures and fittings will be included in the sale?	
Do neighbours have access rights across the property?	
Is the property 'listed' such as Grade 1 or Grade 2?	