



Viewing a house to buy: handy checklist

Before you fall in love with a house, take some time to think about what you want from living there. Are the bedrooms big enough? Is there enough storage or parking? Do you want to extend the property in the future? Are schools and other amenities important to you, such as dog walking areas?

Below is a checklist to ask the current owner, or for you to research before buying the house. Asking these questions straight away may save you money and/or time.



- Is the property leasehold or freehold?
- If leasehold, how much are the payments to the landlord (and how often)?
- Have any building works been done (if yes, does the owner have records of the consent from the local council for alterations/extensions/loft conversions, or the necessary guarantees needed)?
- How much is the Council Tax for the property?
- What is the EPC rating (the energy performance of the house can dramatically affect your bills)?
- Is anyone other than the owner living in the property?
- What have other similar properties in the area recently sold for (do a quick local search)?
- What are the neighbours like (have there been any disputes)?
- What are the local schools like (do a quick search via Ofsted)
- Where and how regular are the nearest transport links?
- Where are the nearest shops and recreation areas?
- Is the owner buying another house to move in to (where is this process up to and is there a time scale to compete the sale and purchase)?
- If the owner has had a sale fall through, what was the reason it didn't go ahead?
- How quickly does the owner want to sell (and is this a deadline which cannot be moved)?



Outside

- Is there designated parking or a shared driveway (and are other areas shared such as a passageway or garden)?
- Is the garden private? Is it south-facing (and when does it get the sun)?



Inside

- Is there anything the seller is not leaving behind (eg, carpets, curtains, appliances)?
- If there is central heating, when was it last serviced (are there records)?
- Have the electrics been rewired (and does the owner have signed installation certificates or approval documents)?

Please email us for a free, no obligation [conveyancing quote](#). So we can get back to you quickly, include this information: **1.** The purchase price (and postcode) **2.** Is the property leasehold or freehold? **3.** Is there a mortgage on the property? **4.** By buying this house, will you own more than one home?