



Before falling in love with a house, take some time to think about what you want to get from living there. What are the essentials? Always research before buy, and ask all the right questions to the current owner. This can save you both time and money.

The essential property questions

- Is the property freehold or leasehold? If leasehold, how much and how often are payments to the landlord?
- Have any building works or electrics been carried out?
- How much is the Council Tax for the property?
- What is the EPC rating (this can dramatically affect your bills)?
- Is anyone other than the owner living in the property?
- What have other similar properties in the area sold for?
- If relevant, what are the local schools like?
- Where and how regular are the nearest transport links?
- Where are the nearest shops and recreation areas?
- What are the neighbours like? Have any disputes occurred?
- If the owner has had a sale fall through, what is the reason?
- How quickly does the owner want to sell?

Inside and outside the property

- Is there designated parking, or a shared driveway?
- Is the garden private? Is it south-facing?
- What is the seller leaving e.g. carpets, appliances?
- When was the central heating / boiler last serviced?

