



Helpful Stuff

What to look for when viewing a property

Buying tip: this handy checklist can help you decide on whether the property you are looking at is the right one for you. What do you want in terms of bedrooms, storage, parking, and local amenities?

Ask the current owner the questions below or do research before buying, saving you time and money.

- 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 – important for walking the dog or a for a child’s play area?
- 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) which you will need to replace?
- 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)?

Contact Us

When you have found your dream property, please email us for a free, no obligation conveyancing quote: ConveyancingQuotes@law.uk.com or call 01244 357277.

We will get back to you as soon as we can, and if you request a quote after 7pm we will contact you as soon as we can the next working day.