

## Viewing Checklist

Whether you fall in love with the property you are viewing, or not – it is always best to go prepared. So make sure you get the full facts and look at this potential new home with unemotional eyes, by following our handy viewing checklist. Take a tape measure to measure up, a smart phone or camera to take photos and of course a copy of this handy checklist and pen. If you can print or obtain a copy of the site plan, you can use this to measure around specific areas (such as a fireplace, or built in cupboards), so you can see how your furniture will fit.

Estate agent:.....

Estate agent contact number:.....

Date of viewing:.....

Property address:.....

Task	Completed (tick)
Speak to people in the local vicinity of the property to find out what it is like living in the area.	
Find out if the property is a listed building or is in a conservation area, this will affect any work (such as an extension) that you might want to carry out in the future.	
Drive to the area at different times of the day to see what traffic is like and how noisy/busy it can get. If possible stay the night in a local hotel/B&B so you can do your journeys to work/school drop offs.	
Ask current vendor or estate agent why the vendors are moving (to check there are no issues with the neighbours or flooding etc.).	
Ask if there has been much interest in the property (viewings).	
Take measurements of certain areas within the property, where you are concerned that your furniture might not fit.	



**Call 0344 481 2019**

**Or visit [thenottingham.com](http://thenottingham.com)**

It is not The Nottingham's policy to accept instructions where there is a Sole Agency Agreement in existence, until that agreement has expired or is terminated.

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# ESTATE AGENCY

Task	Completed (tick)
Ask how old the boiler is, and how often they have had it serviced. Ask to be shown how it works.	
Look at the locks on the house and make a note of the types of locks the property has. Look at the burglar alarm. You will need this information for the buildings insurance quote, and for when you purchase the insurance.	
Ask to be shown how to check the water, gas and electric meters.	
Ask for a rough idea on gas, electrics, water and council tax bills.	
Look behind curtains and big furniture items to see if there are any signs of damp.	
If you are buying a flat/apartment (or any type of shared building) – ask for details on the lease and potential monthly/yearly maintenance costs.	
Ask what is included in the price (lights, curtains, white goods etc.).	

**Notes**



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