



## Top tips for viewing your potential dream home

1. Work out what you want from a property and make a list of things you consider a 'must have' or 'would like to have'
2. If buying by yourself, take a friend with you as an extra pair of eyes and a different opinion
3. View the property as if inspecting it – not as though it was already your home
4. Go for several viewings. Quite often it can take several viewings to fully appreciate all that the property has to offer – both good and bad
5. View the property at different times of the day. This will allow you to see the rooms in different lights and figure out whether certain times of day are more noisy
6. Look out for any cracks or damp and get them investigated if necessary. Sometime damp can be difficult to spot so pay attention to any musty smells in the property
7. Give yourself plenty of time to look around the property and the area to make sure you don't miss anything important
8. Check how long it would take you to get to work from the property during rush hour
9. Always get a proper survey done! A mortgage valuation is not sufficient
10. Make sure the seller isn't trying to hide anything. Cracks, damp and flooring issues can be easily covered by furnishings
11. Does the property suit your needs? For example, does it have enough plug sockets or room to house your belongings?
12. Check that floors, walls, windows, guttering, etc are all in good condition
13. Has any work been done to the property? If so, what guarantees are there on the work that has been done?
14. See if you can find out typical costs for utility bills and council tax
15. Try to find out what fixtures and fittings will be included in the sale of the property