

Take this checklist with you on viewings as a reminder of the things to check and questions to ask.

Note: This checklist is provided as a guide only and may not reflect your individual circumstances. You should obtain professional advice when buying or selling a property and Cumberland Estate Agents Limited accept no liability if you rely on the content of this checklist and do not obtain professional advice.

Property Address			
Date		Time	
Estate Agent		Tel No.	

Have you..?	✓
Visited the property/area at different times and on different days to get an idea of how busy/noisy the area gets?	
Spoken to anyone in the street about living in the area?	
Found out about the local area?	
Thought about how you could use each room. Will your furniture fit in? (don't forget to take measurements of your favourite/largest pieces of furniture before going on viewings)	
Asked if the property is a listed building or in a conservation area as this may limit the changes you can make to it in the future?	
Been shown a demonstration of the heating and plumbing?	
Asked if any gas and electrical checks been done recently?	
Looked behind furniture and curtains for signs of damp or damage?	
Asked your solicitor to obtain buildings regulations certificates if recent work has been carried out on the property?	
Asked about council tax, utility, service charges and ground rent bills?	
Found out why the seller is selling and if they are keen to sell quickly?	
Asked how much interest/viewings the property has had so far?	

Extra considerations for New Homes

Check the property specification carefully - what fixtures and fittings are included? What is extra?

Find out what will be built on sites nearby.

See if you can get the layout and décor you prefer.

If you are struggling to sell your property, ask if the developer will do a part exchange.

Ask what discounts and incentives are available - developers usually have great deals for first-time buyers and buy-to-let investors.

Comments	
Likes	Dislikes