AJ FOWLER PROPERTIES | AJFP HUB

Buyer viewing checklist

Use one copy per property and compare the facts after each viewing.

Fit and location

- [ ] Check room sizes, storage, parking and access.
- [ ] Visit the area at different times; consider your commute and local services.
- [ ] Ask about boundaries, shared access and what is included.
- [ ] For rural Wiltshire homes: ask about drainage, heating and broadband.

Condition and costs

- [ ] Look for damp, roof concerns and signs of movement; record questions.
- [ ] Check EPC and heating; estimate bills and repairs.
- [ ] Ask about permissions and certificates for alterations.
- [ ] Confirm tenure; investigate lease length, charges and major works.

Before an offer

- [ ] Add tax, conveyancing, survey, mortgage and moving costs to your budget.
- [ ] Explain funding, chain and preferred timescale to AJFP.
- [ ] Arrange an appropriate survey; a lender valuation is not a survey.
- [ ] Have your conveyancer assess searches, title and legal issues.

Notes / questions for AJFP