

Property viewing checklist

Auctioneers name:

Auctioneer's telephone number:

Auction date:

Property address:

1. How much is the council tax for the area?	<input type="text"/>
2. Is the property leasehold or freehold?	<input type="text"/>
3. Is there a ground rent or service charge?	<input type="text"/>
4. Is there allocated parking?	Yes <input type="checkbox"/> No <input type="checkbox"/>
5. If no, is it easy to park or are there restrictions?	<input type="text"/>
6. Does it have a private or shared garden?	<input type="text"/>
7. Where do the grounds extend to?	<input type="text"/>
8. Does the property have central heating?	Yes <input type="checkbox"/> No <input type="checkbox"/>
9. What are the neighbours like?	<input type="text"/>
10. What are the local schools like?	<input type="text"/>
11. Are the transport links good?	Yes <input type="checkbox"/> No <input type="checkbox"/>
12. How far is the nearest rail/tube station/bus stop?	<input type="text"/>
13. Is the area noisy?	Yes <input type="checkbox"/> No <input type="checkbox"/>
14. Where are the nearest shops?	<input type="text"/>
15. Is the property tied up in a chain?	Yes <input type="checkbox"/> No <input type="checkbox"/>
16. Has the property experienced structural problems?	Yes <input type="checkbox"/> No <input type="checkbox"/>
17. Has any building work been done on the property since the owners moved in?	Yes <input type="checkbox"/> No <input type="checkbox"/>
18. Has planning permission been granted for an extension or other home improvements?	Yes <input type="checkbox"/> No <input type="checkbox"/>
19. How long has the property been on the market?	<input type="text"/>
20. How quickly would the owners like to move?	<input type="text"/>

Also check the property for signs of subsidence, damp and ensure that the exterior is in good condition especially the roof and drainage. Confirm that the boiler, electrics and plumbing in the property are all in decent working condition, and ask to see copies of guarantees and service certificates. **And don't forget to take your tape measure and your camera!**