

Top 10 Tips for viewing a house

- Ideally view the property during the day, if you have to go in the evening take someone with you.
- Try to go with a family member or friend along with you for a second opinion.
- Plan your journey in advance and check public transport times if you are not using your own vehicle. Alternatively arrange for someone to drop you off/pick you up.
- Confirm with the other party who will be at the property when you view.
- Never accept lifts from anyone you don't know.
- If you are disabled ensure you have access to the property.
- If you have a person alarm carry it, especially when going to an area you do not know.
- Take a mobile phone with you and ensure a friend or family member has the number.
- Ring a family member or friend when you have arrived at the viewing and ask them to ring you back at a set time.
- If at any time you feel uneasy leave the property, always trust your instincts.

Guidance Notes	DONE
View property during the day	
If viewing in the evening have you arranged to go with someone else?	
Have you asked someone else to go with you as a second opinion?	
Have you planned your journey?	
Are there local transport links near to the property?	
Have you confirmed who will be at the property when you view?	
Is there disabled access if required?	
Do you have personal alarm and/or mobile phone?	
Have you told friends or family the time and location of your viewing?	
Don't forget to call friends or family when you arrive and leave?	
If at any time you feel uneasy leave the property, always trust your instincts.	

Viewing Checklist

- List any questions you have in order to get the most out of looking around the property. In particular, make note of any major areas that need improvement so you can address these before you swap or exchange.
- Ask the occupier what guarantees are in place for damp proofing, timber treatment or work undertaken previously.
- View the property in daylight, but take time to look around the area at other times. Take in your surroundings; are the roads busy, are there any pubs or clubs in the area that may be noisy in the evening etc.
- Take someone with you to get a second opinion – take time to view the property properly.
- Try to create a rapport with the people who are swapping – you are more likely to find out more about the property and area by doing so.
- Try and imagine yourself living there and picture where/if your furniture will fit.
- The chances are that if the garden and paths are well maintained, then the rest of the property will be well looked after too.
- Get an idea of what fixtures and fittings are being left at the property.

There are several things to keep in mind when viewing the house:

- Try to create a friendly relationship with the vendor. You may end up swapping, and a good rapport between the two parties is priceless.
- Ask the current vendors why they are moving
- The single biggest annoyance for people is noisy neighbours, so try and find out what you can about them and how the current vendors get on.
- If you are still interested in a particular property after viewing, take time to have a second look. This will confirm whether your initial feelings were correct.
- Enquire from the outset what comes with the house (e.g. fixtures and fittings).
- Always view the house in daylight.
- Remember that empty rooms look very spacious.

Good luck and happy swapping from the **HomeSwapper.co.uk** Team