

Property Viewing Checklist

The Local Area

- Transport links (nearest stations and bus stops)
- The commute to your University campus during rush hour
- Nearest grocery stores and supermarkets
- Amenities (gyms, parks, pubs, GP)
- Crime rate in the area
- Pleasant neighbours
- Noisy

Building Exterior

- Signs of damp and cracks in exterior walls
- Condition of gutters, fascia & downpipes
- Is the driveway shared with a neighbour
- Are the chimneys straight

Inside the rooms

- Location and quantity of power sockets
- Decors in good condition
- Flooring and carpet
- Storage
- Insulation
- Lighting
- Signs of damp on ceiling and walls
- Radiators and heating
- Exposed wires and out of place sockets
- Phone coverage strength
- Functional fireplace
- Windows and locks

Bathrooms & Toilet

- Water pressure in shower and sink tap
- Issues of clogged drains
- Hot water works
- Toilet flushes
- Signs of leaking
- Adequate ventilation

Kitchen

- Condition and size of cupboards (check inside)
- Condition of built-in kitchen appliances (oven, exterior fan)
- Taps and drains working

Garden

- Where are the boundaries
- Responsible to maintain? How much maintenance is required
- The direction it faces (what time of day garden get most sunlight)
- Troublesome trees (Pine, Common Ivy, Oak, Poplar, Japanese Knotweed and Willow Trees)

General

- Parking
- Burglar & smoke alarms
- Internet connection speed
- Leasehold or freehold, any ground rent
- Date of latest electrical / gas safety inspection
- Any planning permission granted on the property
- How long the landlord has owned/lived the property

How much for...

- Rent
- Deposit
- Water
- Gas
- Electricity
- Council tax
- Ground rent

Tips

- Don't feel pressured and explore everything... take your time
- Be pragmatic, don't let small issues put you off
- Negotiate to see if landlord can make improvements to meet your standard
- Take pictures (with permission)
- Check which tenancy deposit scheme the landlord is using
- Go back for a second viewing if you missed something
- Do not pay anything before signing the contract