

## Questions to ask an estate agent

Before putting in an offer, pose as many questions as possible - and get important answers in writing. Nothing is too silly. Even if they don't tell the truth, you may notice them squirming when you broach certain subjects.

1. How many viewings has it had?
2. How many offers has it had?
3. How long has it been on the market?
4. Can I see electrical and gas installation checks/reports?
5. How long is the lease (if it has one)?
6. Have there been any neighbour disputes?
7. How did the agent decide on the asking price?
8. Why are the vendors moving and are they sure they want to sell now?
9. What renovations have been done?
10. How old is the boiler and when was it last inspected?
11. When was it last rewired?
12. Where are the vendors moving to - is there a chain?
13. If a flat, how much are service charges and ground rent?
14. Who lives upstairs/downstairs/next door?
15. How long has the seller lived there?

16. What's included in the sale? White goods? Curtains? Wood burner?
17. Are there any parking issues?
18. If there's a real fireplace, is it safe to use?
19. Have there been any subsidence problems?
20. What's the council tax band? (Also check this yourself.)
21. Has anyone ever been murdered here? (Google the address too.)
22. What is the minimum price the seller will accept?
23. What offers have they had so far?
24. When do the sellers have to move out?
25. Can you speak directly to the sellers?
26. Which way does the property face?
27. Is the property listed? If so, what grade is it? And is it in a conservation area?
28. Can you move the furniture and have a peek under the rugs?
29. What can they tell you about the local neighbourhood?
30. What are the schools like?

31.What is the crime rate like?

32.How good are transport links?

33.Where is the nearest petrol station?

Questions Provided by MoneySupermarket.com