



Holiday Let Viewing Questions

A handy guide for you to take with you to property viewings, brought to you by Sally's Cottages and The Cumberland.

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1. What is the annual turnover?
2. What is there to do in the area?
3. What are the quirks of the property?
4. Does the property have its own parking space?
5. How are utilities supplied?
6. How much will the bills be?
7. Are there any problem neighbours?
8. What is the vendor's situation and when do they expect to complete the sale?
9. Are there any restrictions around the property's usage?
10. Is the property listed and/or in a conservation area?
11. Has the property ever been affected by flooding and is it in a flood risk area?
12. If the property is leasehold (e.g. an apartment)...
 - How much is the ground rent and maintenance, and what services (e.g. maintenance of shared areas) are included?
 - What is the remaining term on the lease?
 - Are there any occupancy restrictions in the lease?

The small details

- How is the water pressure?
- Which direction does the property face?
- When was the boiler last replaced?
- Are the drains and guttering sturdy?
- Does the property have a shared driveway?
- What's included in the sale?