

Guide

# 4 Tips to Prepare for a Property Viewing.

By The Bayzos Team



**bayzos.**

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# Introduction.

Before you walk through the front door of any property, it pays to be prepared with an understanding of the property and any questions you may wish to ask.

A bit of upfront preparation can save you time, prevent costly mistakes, and help you make confident, informed decisions.

This guide walks you through 4 simple steps to set yourself up for a successful property viewing.



# 1. Get Clear on Your Non-Negotiables.

It's very easy to fall in love with a property that looks great but doesn't actually fit your lifestyle.

Before booking viewings, take a step back and define what you truly need.

Start by separating your criteria into two categories.

## Non-negotiables:

- Minimum number of bedrooms and bathrooms
- Outdoor space (garden, balcony, etc.)
- Parking or garage
- Specific location or commute distance
- Accessibility requirements

## Nice-to-haves:

- Open-plan living
- Recently renovated interiors
- South-facing garden
- Period features or modern finish

This clarity acts as your filter. Without it, it's easy to get swept up in staging, décor, or a "feeling" and overlook practical compromises that may become frustrating when you live in the space.

## 2. Understand Your Budget Beyond the Purchase Price.

Many buyers focus purely on the asking price but the true cost of buying a home goes far beyond that.

Before attending viewings, make sure you have a realistic and fully informed budget in place.

This should include:

- A Mortgage in Principle (AIP) to understand what you can borrow
- Your deposit amount
- Stamp Duty (if applicable)
- Legal fees and conveyancing costs
- Survey costs
- Moving expenses
- Any immediate renovations or repairs
- Approximate bill costs and mortgage payments

It's also important to distinguish between:

- Your maximum borrowing limit
- Your comfortable spending level

Viewing properties outside your comfort zone can lead to difficult decisions or financial pressure later.

Before viewing properties, it's crucial to get an accurate picture of what you can afford.

A mortgage broker helps you do this, but they'll also help you:

- Get an AIP (Agreement in Principle) so you have confirmation of what you could borrow
- Understand your deposit and monthly cost expectations
- Spot hidden costs so you can be confident in your budget

This step saves you time and heartache – it's no fun falling in love with a home that's out of reach. You may also be able to afford more than you first thought!

**Want to get an idea of what you can afford?**

Use our free mortgage calculator below.

[Mortgage Calculator](#)

# 3. Review the Listing.

Property listings can be surprisingly revealing if you know what to look for.

Before booking or attending a viewing, take time to properly analyse the details.

## Study the floor plan carefully:

- Does the layout work for your lifestyle?
- Are there any awkward room shapes or wasted space?
- How does the flow between rooms feel?
- Do the room sizes fit your needs?

## Check key details:

- How long has the property been on the market?
- Has the price been reduced?
- Are there any notes about tenure (freehold/leasehold), service charges, or restrictions?

The goal here is to avoid wasting time viewing properties that don't meet your needs.

You can always call your estate agent to check the details before your viewing.

## 4. Research the Local Area.

Before attending a viewing, spend some time researching the area as if you were already living there.

### Key things to look into:

- Transport links and commute times (test these during peak hours if possible)
- Local amenities (shops, supermarkets, gyms, healthcare)
- Schools (even if you don't have children—this impacts future resale value)
- Parking availability and restrictions
- Noise factors (main roads, train lines, pubs, flight paths)

### Go a step further:

- Visit the area at different times of day
- Walk the surrounding streets
- Check if there are any planned developments nearby

This kind of research helps you avoid a common mistake: focusing so much on the property itself that you overlook what day-to-day life in the area will actually feel like.

Want additional information on the property you're about to view? Input the address and download your free property report [here](#).

# Important Disclaimer.

The materials in this guide are provided for general information purposes only and do not constitute legal or financial advice. Whether express or implied, no warranty is given, nor shall Bayzos Estate Agents Limited be liable for errors, omissions, or content on associated weblinks.

For personalised advice, consult your legal or financial advisor.

We look forward to assisting you every step of the way! If you have any further questions, please don't hesitate to reach out.



# Final message from the founder.

Property viewings can feel exciting but also overwhelming, especially if you're seeing multiple homes in a short space of time. **The key to an easier decision is preparation.**

By getting clear on your priorities, understanding your finances, properly reviewing listings, and researching the local area, you're putting yourself in a much stronger position from the start. You'll waste less time, spot potential issues more easily, and feel far more confident in your decision-making.

**Ultimately, a viewing shouldn't just be about whether a property looks right – it should be about whether it genuinely fits your lifestyle, your budget, and your long-term plans.**

**Got any ideas how we can improve this guide?**  
Please share them – [gary@bayzos.co.uk](mailto:gary@bayzos.co.uk)

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