

Property Viewing Checklist

Viewing Details

- Viewing Date: 18th October 2024
- Viewing Time: 2pm
- Viewing Area: Temple Row
- Viewing Address: _____
- Viewing Agent/Landlord Name: Darnell
- Viewing Agent/Landlord Contact Details: _____
- Viewing Price (PCM): 1,295
- Viewing Property Size: 2bed 2bath

Property External Information

- Type of Property (e.g., detached, semi-detached): flat
- Has the property got a front garden?
 - ☒ Yes
 - ☐ No
- Has the property got an area garden?
 - ☐ Yes
 - ☒ No
- What size is the garden?
 - ☐ Large
 - ☒ Small
- General standard externally: _____
- Does the property have off-road parking?
 - ☐ Yes
 - ☒ No
- How many cars can you park off-road? _____
- Outbuildings (e.g., sheds, greenhouse): _____
- Has the property got a garage?
 - ☐ Yes
 - ☒ No
- Garage size: _____
- Has the property got a conservatory?
 - ☐ Yes
 - ☒ No
- Highlight any major issues: walls
- Is the property close to local amenities?
 - ☒ Yes
 - ☐ No
- How many storeys is the property? 0

Property Internal Information

- General standard of the property: good
- Style of property (e.g., modern, dated): modern
- Is the property furnished or unfurnished?
 - ☒ Furnished
 - ☐ Unfurnished
- Standard of furniture: good
- Does the property have a basement?
 - ☐ Yes
 - ☒ No
- Can the basement be turned into a bedroom?
 - ☐ Yes
 - ☒ No
- How many bedrooms can you get out of the basement? _____
- Does the property have an attic/loft?
 - ☐ Yes
 - ☒ No
- Can the attic/loft be turned into a bedroom?
 - ☐ Yes
 - ☒ No
- How many bedrooms can you get out of the attic/loft? _____

Kitchen Information

- General standard of the kitchen: okay
- Size of the kitchen:
 - ☒ Small
 - ☐ Large
- Can you fit a dining table and chairs?
 - ☒ Yes
 - ☐ No
- Enough cupboard space?
 - ☒ Yes
 - ☐ No
- Enough worktop space?
 - ☒ Yes
 - ☐ No
- Is there an oven and hob?
 - ☒ Yes
 - ☐ No
- Pipework in place for a washing machine?
 - ☒ Yes
 - ☐ No

Utility Area Information

- General standard of the utility area: _____
- Is there a utility area?
 - ☐ Yes
 - ☒ No
- Is there a washing machine?
 - ☒ Yes
 - ☐ No
- Is there a dryer?
 - ☒ Yes
 - ☐ No
- Pipework in place for a washing machine?
 - ☒ Yes
 - ☐ No
- Ventilation for the dryer?
 - ☒ Yes
 - ☐ No

Reception Area Information

- General standard of the reception rooms: good
- How many reception rooms/dining areas? 1
- Size of the reception rooms: medium
- Are any rooms big enough to partition off?
 - ☐ Yes
 - ☒ No
- Can any of the reception rooms be turned into bedrooms?
 - ☐ Yes
 - ☒ No
- Due to configuration, can any reception rooms not be bedrooms?
 - ☐ Yes
 - ☒ No

Bathroom Information

- General standard of the bathrooms: good
- How many bathrooms are in the property? no
- Does the property have a downstairs W/C?
 - ☐ Yes
 - ☒ No
- How many downstairs W/Cs are there in the property? none
- How many family bathrooms? 1
- How many en-suite bathrooms are there? 1

- How many showers are there in the property?
1 _____
- Do I need to add a bathroom?
 - ☐ Yes
 - ☒ No
- Do I need to add a bath?
 - ☐ Yes
 - ☒ No
- Do I need to add a shower?
 - ☐ Yes
 - ☒ No

Bedroom Information

- General standard of the bedrooms: good
- How many bedrooms are there? 2
- How many bedrooms are there including reception rooms? 3
- Size of the rooms (e.g., single, double): double
- Have any bedrooms got built-in wardrobes?
 - ☒ Yes
 - ☐ No
- Can any of the large bedrooms be split into two?
 - ☐ Yes
 - ☒ No

General Overview

- What type of tenant would the property be suitable for? professionals
- When is the property available? 22nd November
- Are there tenants in the property currently?
 - ☒ Yes
 - ☐ No
- What is the room rate in the area? 120
- Is the property suitable?
 - ☒ Yes
 - ☐ No

Additional Considerations for Short-Term Rentals

- **Is the Wi-Fi** connection strong and reliable?
 - ☐ Yes
 - ☐ No

- Is there enough space for luggage storage?
 - ☒ Yes
 - ☐ No
- Are smoke detectors and carbon monoxide detectors installed?
 - ☐ Yes
 - ☐ No
- Are there security features in place (e.g., CCTV, alarm system, secure locks)?
 - ☐ Yes
 - ☒ No
- Is there a suitable space for a key safe or digital lock system?
 - ☐ Yes
 - ☒ No
- Are noise levels acceptable for guests?
 - ☒ Yes
 - ☐ No
- Are there sufficient lighting and safety measures around the property?
 - ☒ Yes
 - ☐ No
- Is there a plan for emergency contact and maintenance support?
 - ☐ Yes
 - ☐ No
- Is the property pet-friendly, and are there any additional regulations?
 - ☐ Yes
 - ☒ No
- Does the property have air conditioning or heating suitable for all seasons?
 - ☐ Yes
 - ☐ No
- Are there any restrictions on signage or marketing for short-term rentals?
 - ☐ Yes
 - ☐ No