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Article

How to move house without a big trauma

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The very thought of moving house can fill people with dread – expecting it to be stressful, nerve-wracking, exciting and much more. It could be the most expensive financial transaction you've ever undertaken and it could be life-changing, so you'll want to get it right. Here are a few tips to help it all go smoothly:

- Choose your solicitor before you start looking for a property so that you don't have to make this important decision in a rush. Ask friends for a recommendation but don't be tempted to opt for solicitors that are offering a 'cheap deal'. This could mean that they are dealing with huge numbers of clients, which will more often than not result in a slow service. Before you find a property is best, then you'll be able to proceed immediately you have found somewhere
- Get a mortgage offer in principle before you start hunting because having a mortgage offer gives you an advantage over other buyers
- Be clear about what you can afford and only commit to a mortgage when you have exchanged contracts, as this is a legal document and there's no turning back, so be very sure it's right for you
- View your house more than once because it's a huge investment - take someone with you and see it at different times of day, in light and dark, busy and quiet times
- Use us as part of your team, we're on your side, so don't be afraid to contact us, we're here to help you achieve what you want and make the transaction go smoothly
- Be flexible about the completion date and choose a sensible day to move in – Friday is popular but this is not always the best day. Should you find a problem, it is unlikely that we would be able to help until the following Monday as banks and other institutions are not fully open



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- Do remember to read the meters on the day you move in, notify the utilities and give everyone your new address. And don't forget to put your kettle and emergency snacks somewhere accessible!

Call Alex or one of our team on 01256 460830 and visit our website at www.phillips-law.co.uk

ENDS

Note to editors: For more information contact Pam Whittle on 01256 854642, email pwhittle@phillips-law.co.uk