

SUCH A SMALL PRICE TO PAY FOR PEACE OF MIND

House purchase is the largest single investment most of us make in our lifetime and to consider such a purchase without the benefit of professional advice from a company such as Nigel Phillips MRICS would seem, to say the least, imprudent.

Yet that is exactly what the majority of home buyers tend to do. Most house purchasers still rely on the Valuation Report prepared by their mortgage lender, although that report is primarily for the lenders own purposes and is based purely on financial grounds and not on any structural basis.

A detailed survey such as Homebuyer Survey and Valuation or the more in-depth Building Structural Survey should be considered as a bare minimum irrespective of the age or condition of the property.

These surveys are aimed at identifying defects which require repair in order to prevent further deterioration and possible associated damage.

The survey will also draw attention to defects which can have a significant affect on value and can form the basis for further negotiation on the purchase price. Often, the cost of the survey is only a fraction of the saving made through renegotiation.

The Royal Institution of Chartered Surveyors Homebuyer Survey and Valuation is suited to most residential property. Obviously the cost of a survey will vary depending on the purchase price and type of property, as well as the type of survey required.

Nigel Phillips is an experienced independent surveyor with a wealth of knowledge and experience in survey and valuation work in South Wales and adjacent areas.

He is used to working with major mortgage lenders and is well known to local Estate Agents and Solicitors. Nigel Phillips provides a personal service, is approachable and friendly and is very willing to discuss which survey or valuation in his opinion, is most suited to your needs.

Following the inspection, he will discuss his findings with you and advise you on the best course of action.

When you are about to make such a large investment in your new property, it makes common sense to carry out a survey and ensure real peace of mind. Nigel Phillips is ready, willing and very able to help you achieve this.



Nigel Phillips MRICS

Tel: 01656 649 657

Mobile: 07858 400 688

Email: nphillips.survey@btinternet.com

www.npsurveys.co.uk