

Preparing your Home for Sale

The presentation of the property is extremely important and while the property is very well presented at present there are some things that can be done to improve the first impression and to increase the appeal namely: -

- ❑ KITCHEN: Stove, refrigerator and sink should be spotless-remove pet bowls & litter trays
- ❑ BATHROOMS: Neat, spotless and fresh. Repair any broken tiles, reseal around bath and basin, if necessary
- ❑ CLOSETS AND CUPBOARDS: Have a good clear out of untidy or overly crowded storage areas suggest inadequate space.
- ❑ CHILDREN/ PETS: Can distract buyers from thinking positively. Keep them secluded or out of the house if possible.
- ❑ LAWNS & YARDS: Remove clutter, cut grass, edge paths, trim hedges, weed gardens.
- ❑ FRONT OF HOUSE: Paint, fix or wash fences, steps, windows, screens and front door.
- ❑ OTHER EXTERIOR: Paint, fix or wash side or back door, gutters, wash windows
- ❑ GARAGE: Straighten up, paint, fix or wash doors and windows.
- ❑ PLUMBING: Repair dripping taps, leaky toilets.
- ❑ LIGHTS: Replace all burned out bulbs, faulty switches & check all lights are working inside and out.
- ❑ HALLS & STAIRS: Remove clutter to give a wide appearance.
- ❑ HARDWARE: Oil hinges, tighten door knobs and taps.
- ❑ GENERAL CONDITION: Dust, wash, paint, fix defects.
- ❑ CONSIDER: A feeling of spaciousness, store unnecessary items to enlarge room size.
- ❑ OPEN: Drapes in daytime, close at night, ensure all curtains are hooked up & properly secured.
- ❑ TURN ON: Sufficient lights when showing.
- ❑ SPRAY: With scented disinfectant, especially if smokers live in the house, or put percolated coffee on before buyers arrive.
- ❑ IN WINTER: If you have heating, use it to create a warm atmosphere.

Preparing your Home for Photos

A clutter free, well presented home will always look more spacious and appealing to prospective buyers. You can help us present your home in the best possible way by following this simple checklist. The simple rule to remember is LESS IS MORE!

Living Areas

- Remove unnecessary furniture and clutter to create an impression of space
- Turn on lamps and ensure they are working
- Replace any faulty light bulbs
- Ensure all curtains are hooked up properly and are open
- Remove sheer curtains altogether if possible
- Add fresh flowers

Kitchen

- Tidy kitchen and remove all items from the bench tops
- Remove all dishes from the sink including drying rack
- Remove all tea towels
- Clear off all fridge magnets
- Add a bowl of fresh fruit to the kitchen bench for colour
- Remove rubbish bin to outside
- Remove pet bowls and letter trays

Bedrooms

- Make beds
- Clear all items off bedside tables
- Reduce items on dressing tables and draws
- Turn on lamps or light candles if present

Bathroom

- Put fresh, fluffy, matching towels in the bathrooms
- Clean shower screens, basins and mirrors
- Remove all bottles and other hanging items from the shower
- Remove all items except for decorative bottles from the basin
- Remove waste and linen baskets
- Light candles if present

Entertaining Areas

- Clear off outdoor settings
- Add wine glasses and a bottle of wine or champagne
- Light candles if present
- If you have a pool make sure it is sparkling clean

Garden and Street Front

- Mow the lawns
- Store toys out of sight
- Remove pet droppings
- Keep cars out of sight (In garage)

Twilight Photography

- Check all lights are working inside and outside