

Handy Hints and Tips to Help Present your Home 'For Sale'

First impressions count.

To help you ensure that your property has the best 'first impression' it can we've put together this quick and helpful checklist (not all will apply to your home) for you to go through before our Property Lister comes to your home to do the details and take those all-important photos.



CURB APPEAL	Add some eye-catching colour by painting the front door or with bright plants pots and flowers (yellow is considered a 'buying colour'), mow the front lawn, weed the driveway, paint the exterior, wash the windows and guttering - all can have a great impact for your property's main marketing photo of the exterior.
DE-CLUTTER & DE-PERSONALISE	Pack up personalised items and trinkets to make room feel more spacious and help viewers see a home that could be theirs, with their own stamp. Move large bulky furniture out of a room if it makes a room awkward to navigate, this will make your property feel more spacious. Pack away all the toiletries in the bathrooms for the photos- it's usually one of the smallest spaces with most amount stuff, less stuff in the photos equals more space to the buyer!
NEUTRALISE	Paint bright or rich coloured walls in neutral tones – a blank canvas for the new owner
REPAIR & REVAMP	Fix and update all those little things that need attention that you've got used to looking at – broken doors or dated cupboard handles, chipped paint, leaky guttering, new light bulbs, fill in cracks, etc.
WASHING	On the day please put the washing line down and pack away clothes airers, ironing boards etc. that take up space
TOYS	We know kids get their toys everywhere, pop them in one room in neat rows and boxes – this helps to create the impression of space
PETS	Put animals and their beds, bowls and toys in the garden whilst internal photos are taken – this helps with de-cluttering and creating more space
MAKE THE BEDS	This may seem obvious but if you have an empty house or spare bedroom with beds in, making the bed up with duvet covers and pillowcases makes a room feel more inviting and look better in the photographs
CLEAN & TIDY	Most people will judge a book by its cover and if there is mess on the side, clothing on the floor, people can pass judgments about the rest of the house which aren't true, so make every room sparkle for the photos!
LIGHTING	Open curtains and turn on lights in darker rooms (especially if it's a dark day), update light fittings with modern bright lights, let in as much natural light as possible.
OUTDOORS	Mow lawns, weed flower beds, add colour with plants, pots and hanging baskets, trim hedges, and paint decking and fencing if required – again it is about presenting the house as smart, clean and tidy.

And please remember not to book for our property lister to arrive at your home on bin day!