

TOP TIPS ON PREPARING YOUR HOME

People will often judge your property on first impressions - so make them count:

- A nicely kept front garden and a well looked after front door
- Be tidy: less clutter creates a feeling of more space
- Have the carpets cleaned
- Wash old paintwork with sodasoap (bicarbonate of soda)
- Eradicate strong food or pet smells which can be off-putting. Visitors notice fresh smells, homely smells like coffee or bread
- Make sure the kitchen and its appliances and the bathroom are clean
- Cheer up tiles with a tile grout whitener
- Clear the garage and put your car outside
- Put away all valuables safely - just in case
- Mirrors can help to make rooms look larger
- Clean the loft or attic space

Keep a file of information for potential buyers on the upkeep of the property and on the local amenities, including:

- Utility bills
- Recent surveys
- Any remaining work guarantees such as those for damp proofing, woodworm, roofs and other maintenance.
- Land boundary information
- Local newspapers and school and health information
- Local information on things such as shopping, leisure activities and days out near the area.
- The history of the house
- Anything else your surveyor or estate agent may suggest