

## A quick guide to presenting your home for a viewing

**When it comes to selling your home, first impressions count. A potential buyer will be creating an image of your property in their head, imagining themselves within those four walls, long before they pass through the front door.**

**Have a look at our quick tips to presenting your home effectively, to help you maximise your chance of selling as quickly as possible.**

### Décor

Try and avoid decorating your home with strong colours or in a distinctive individual style. A simple natural shade of a fresh coat of paint or new tiling can do wonders to smarten up your property.



- ❖ Re-arrange furniture to maximise the space you have in your property
- ❖ Use mirrors to enhance small areas or spaces which lack good natural light
- ❖ Give that carpet a professional clean to get rid of dust and leave it looking brighter

### Reception room

De-cluttering is a simple task which can make all the difference. Having too many personal possessions on display prevents potential buyers from seeing your home as their own home.



- ❖ Tuck away all the toys and wires that may be lying around
- ❖ Make sure curtains are open
- ❖ Remove personal photos where possible - buyers should be able to see the property as their own, not yours

### Kitchen

Take as many things off floor and work surfaces as possible - more visible space can make your home feel spacious and inviting.



- ❖ Avoid displaying cleaning products on window sills and leaving dishes in the sink
- ❖ Wipe down your kitchen surfaces, sink area and cupboards

## Bedroom

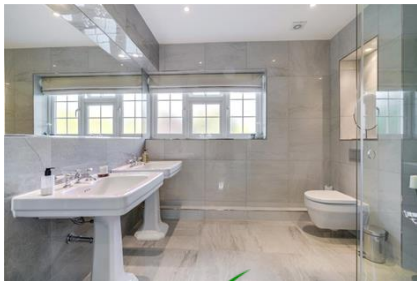
Simple touches such as ensuring beds are well made, pillows and cushions are plumped will give your home extra appeal.



- ❖ Remove clothes and shoes and ensure wardrobes are properly closed
- ❖ Clear away grooming products and open up curtains/blinds fully

## Bathroom

The bathroom, like any other rooms should be spotless- ensure products are not on display.



- ❖ Tidy away the toothpaste and deodorant
- ❖ Make sure the floor, shower door and bath are sparkly clean
- ❖ Empty bins
- ❖ Make sure the Toilet seat is down

## Exterior

Create a good first impression from the outside of your home. It is the first step to catching the buyer's attention.



- ❖ Consider tidying up the front garden as that is the first thing buyers will see.
- ❖ Consider planter or hanging baskets to make your home entrance more welcoming.
- ❖ Remove waste bins

## Garden

The appearance of the garden and any outside space is as important as the inside of your home for securing a sale.



- ❖ Cut down overgrown shrubs and grass, mow the lawn if possible
- ❖ Put away toys, bikes and garden equipment