

A guide to presenting your property for viewings

Décor

If your property is decorated with strong colours or a distinctive individual style, it may be wise to redecorate it in a simple neutral shade. A fresh coat of paint or new tiling can do wonders to smarten up your property.

- Rearrange furniture to maximise the space you have in your property
- Use mirrors to enhance small areas or spaces which lack good natural light
- A professionally cleaned carpet is a great way to get rid of dust and leave it looking brighter



Bad example



Good example

Ambience

The smell of a property can instantly be a deterrent. Create a warm welcoming atmosphere using fresh flowers, a lightly scented candle or a spritz of air freshener.

- Avoid cooking food with strong smells
- Not everyone is an animal lover - clean out your pets litter tray or feeding bowl
- Open curtains to allow as much natural light in as possible
- Open doors and windows to allow fresh air into your property



Bad example



Good example

Exterior

Give your investment kerb appeal and make a good first impression from the outside.

- Make sure window dressings look neat and tidy from the outside
- Remove wheelie bins and any rubbish there may be in the garden
- Make your entrance as welcoming as possible, with a planter or hanging basket



Bad example



Good example

Reception room

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

- Tidy away children's toys and wires that may be lying around
- Remove personal photos where possible - buyers and tenants should be able to see the property as their own, not yours
- Finish odd jobs



Bad example



Good example

Kitchen

Take as many things off the floor and work surfaces as possible - the more visible space there is, the more your property will feel spacious and inviting.

- Refrain from displaying cleaning products on window sills
- Wipe down your kitchen surfaces, sink area and cupboards
- Avoid leaving dishes in the sink or the draining board



Bad example

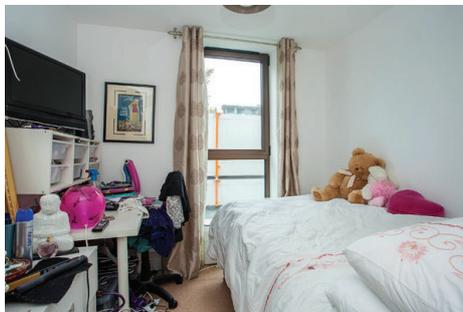


Good example

Bedroom

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

- Tidy away clothes and shoes - ensure wardrobes are properly closed
- Clear away grooming products
- Open up curtains and blinds fully



Bathroom

The bathroom, like your kitchen should be spotless. Try to keep products away from display.

- Tidy away the toothpaste and deodorant
- Clean the floor, shower door and bath
- Empty bins



Bad example



Good example

Garden

It is not just the inside of a property that is important, but the appearance of the garden and any outside space can be just as vital to securing a sale or let.

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



Bad example



Good example

We also offer property refurbishment and maintenance services to ensure you get the maximum potential from your investment.

If you are selling or letting and would like to find more information about how you can benefit from our services contact our property management team.

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