



Useful tips for selling your home.

### **GENERAL ADVICE**

Before allowing potential buyers into your home, it may be a good idea to consider some of the following items.

Although we are always told that buyers should not be distracted by decor not being their taste etc. There are a few little touches that may make them feel more "At home"

### **THE INITIAL IMPACT**

The outside of the property is very important, as this will give homebuyers first impression of your home. Below are a few ideas to help you show your home at its best:

- Trim all shrubs and mow and edge the lawns, weeding all flowerbeds.
- Make sure the walk and/or driveway is in a good state of repair, removing any debris on the driveway.
- Check the state of the porch and steps if applicable, clean the porch lights and any steps taking you into the house.
- Paint, Front, Sides and back of house, including the front door. A fresh coat of paint could really bring your property back to life.
- Make certain that roof gutters, downspouts are all in a good state of repair.
- Clean/paint & tidy garage – dispose of what you don't intend to keep.

### **THE GUIDED TOUR**

- As with the outside of the house it is a good idea to paint where necessary.
- Clean/polish all windows and doors.
- Replace broken light bulbs and enhance lighting with more powerful bulbs.
- Make sure doors and windows are operating freely – lubricate if necessary.
- Fix light switches and squeaky floors.
- Repair or repaint cracked walls and ceilings.
- Fix dripping taps; clear blocked drains, and clean fireplace.
- Tidy and strengthen all cupboards and wardrobes.
- Use air fresheners to enhance freshness.
- Vacuum or shampoo rugs.
- Clean or polish heating elements – furnace, boiler etc.
- Tidy and throw away what you're not going to take with you.

### **FINE TUNING**

- The smell of freshly baked bread or coffee will fill the house with a warm homely aroma.
- Displaying fresh flowers in your home will not only look and smell nice but they will show that you take pride in your home and look after

### **POSSIBLY INCREASE A VALUE BY SPLASHING OUT.**

An overwhelming 88 per cent of homeowners would like to change at least one aspect of their property, says the latest property pulse survey by Natwest property services. Top of the shopping list is a new fitted kitchen. The next most popular choices involve branching out – building an extension or a new conservatory comes joint at second place.

The top ten choices include:

1. New fitted kitchen or Extension.
2. New bathroom.
3. Redecorate.
4. Loft conversion
5. Double-Glazing.
6. New Garage.
7. Installing Central Heating.
8. Rewiring.
9. Open up a fireplace.
10. Knock two rooms into one.

Men and woman have different ideas of when it comes to what is most important in improving their property.

Three times as many men as women would like to have a new garage, and more women than men would like a new fitted kitchen.

When people are asked what would add most value to their home, an extension clearly comes out on top.

#### **A SIMPLE GUIDE TO MOVING HOME**

Moving home can be a worrying time and in the run-up to the big day, it is all too easy to forget something.

This simple guide to moving home should help you avoid any major mishaps.

Here are some simple tips to help make sure your move is as smooth as possible.

#### **FOUR WEEKS TO GO...**

Get estimates from removal companies, checking that comprehensive insurance cover is available against damage or loss. Is there a packing and unpacking service? Confirm the date of your move with the firm you have chosen.

Check your Home and Contents Insurance policies to ensure that you are covered for the move and covered at your new address.

Make arrangements for your Gas and Electric meters (Plus water meters where relevant) to be read. Arrange to take over Gas and Electricity and your new address, and make sure that all appliances will be properly fitted and plumbed or connected.

Notify the Phone Company and ask them to make necessary arrangements for a final account at your present address, and for taking over, or installing telephone facilities at your new home.

Arrange for change of address to be printed.

#### **TWO WEEKS TO GO...**

Confirm all arrangements, times etc, for meter readings, disconnections and reconnections with authorities and with your buyer and seller.

Make sure you have a good stock of packing materials, including sturdy boxes and plenty of string and sticky tape.

Begin to throw out unwanted items from attics, wardrobes. What you really don't want you may as well dump now, or send it to charity. It's a great time for a good sort out.

#### **ONE WEEK TO GO...**

Send off changes of address cards.

Arrange and pay for automatic e-direction of your mail by the post office,

Cancel and pay up accounts for routine delivery services such as milk, groceries, newspapers and fuel. Re-organise these deliveries for your new address.

Defrost refrigerators in preparation for the move and if you are moving a freezer and its contents, turn it up to maximum for a couple of days before you move.

### **ONE DAY TO GO...**

Complete your packing except for those items you are likely to need overnight, and prepare a picnic for the moving day.

Have a large enough cash float available to deal with unexpected expenses, and make sure you have collected documents and valuable together in a safe place.

Covers carpets, which are being left behind to ensure any possible damage to the carpets during furniture removal is minimal.

Check through previous lists to make sure nothing has been overlooked, then enjoy a worry-free early night.

### **MOVING DAY...**

Strip beds and pack bedding and night clothes.

Pack items for washing/toiletries.

Take down curtains.

Take up rugs, carpets, and floor covering as required.

Dismantle any light fittings, etc. Not included in sale.

Turn off electric appliances.

Disconnect cooker.

Turn off boiler/central heating.

Turn off water.

Read gas meter.

Read electric meter.

Secure all windows.

Lock all doors.

Leave key as arranged with new owners.

On arrival at your new home, unpack slowly and methodically so that you can check for loss or damage.

### **WHO SHOULD BE NOTIFIED...?**

Your banks.

Building societies.

Insurance companies.

Gas, Electric, Water Boards.

Telephone Company (British Telecom, Mercury).

Local Authority (Rating Department).

Driving Licence Authorities.

Inland Revenue.

Store Card and accounts.

Other lease, hire or rental companies.

Your employer.

Doctor.

Dentist.

Schools.

Professional bodies/trade unions.

Motoring organisations.

Newsagents. Friends and relatives.