



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 décor 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 end 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 light and any steps taking you into the house
- Make certain that roof gutter, downspouts are all in a good state of repair
- Clean/paint and 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 floorboards
- 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.

POSSIBLY INCREASE A VALUE BY SPLASHING OUT

An overwhelming 88% of homeowners would like to change at least one aspect of their property, says the latest property pulse survey by NatWest property services. The top ten choices include;

- New fitted kitchen or extension
- New bathroom
- Redecorate
- Loft conversion

- Double Glazed Windows
- New garage
- Installing central heating
- Rewiring
- Open up a fireplace
- Knock two rooms into one

Men and women 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 at your new address and make sure that all appliances will be properly fitted and plumber 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 a change of address to be printed.

TWO WEEKS TO GO...

Confirm all arrangements, times etc, for meter reading, 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 a charity. Its great tie for a good sort out.

ONE WEEK TO GO.....

Send off changes of address cards.

Arrange and pay for automatic redirection of your mail by the post office

Cancel and pay up accounts for routine delivery services such as milk, groceries, and newspapers.

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.

Cover 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 have 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 coverings 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

Local Authority

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

Relatives