

# HELPING YOU GET THE BEST PRICE FOR YOUR PROPERTY. *FAST.*



## Presentation is key

**First impressions count** – make sure your property has great kerb appeal. Mow lawns and tidy the garden.

**Emphasise space** – ensure the property is clutter free, clear surfaces including floors and table tops. Close cupboard doors and put away personal effects.

**Maximise light** – open curtains, blinds, and adjoining doors.

**Odours matter** – prior to viewings, open the windows to air the property. Take pets outside during the viewing.

**Minimise buyer worries** – no need to spend a fortune, but do carry out minor repairs to walls, floors and features.

**Security** – for your own peace of mind lock away valuables during viewings.

**Viewings** – be as flexible as possible, and keep us informed if there are specific times to avoid. Talk to us about booking an open day to maximise viewings and create interest and competition between potential buyers.

**Leave it to us** – we are experts at dealing with potential buyers, avoid showing buyers around yourself.



**Don't forget:** These tips also help us to take the best photos for your property brochure and online listing.

# 70% OF PROPERTY VIEWS OCCUR WITHIN THE FIRST 10 DAYS OF LISTING\*

Be prepared to facilitate the fastest sale



**Energy Performance Certificate (EPC)** – this is a legal requirement when selling your home, we can help obtain one for you.



**Instruct a solicitor** – do this before you advertise your home, make deeds and searches available, and this could save 3–4 weeks once the sale is agreed.



**Fixtures and fittings** – prepare an inventory of what will be included in the sale, to give the buyer an idea of what they are getting.



## Planning for the big move

Check out this great move planner at [moveplanner.zoopla.co.uk](https://moveplanner.zoopla.co.uk)

### Remember to book

Book a removal company and storage if needed, save time by ordering boxes and packing yourself.

### Change of address

Remember to notify your providers of water, gas, electricity, phone/broadband/TV, banks/building societies, council tax, and the DVLA.

### Final bills

Provide utilities with final readings, and help your buyer by leaving details of the services the property is connected to.

### Redirect your post

There is a charge for this but it can be well worth it on a short term basis. Visit [royalmail.co.uk](https://royalmail.co.uk) for forms.



**Don't forget:** Keep in touch with us on completion day to arrange the exchange of keys, and do not hesitate to contact us with questions regarding your move.