

## First Impressions Count



### Pre Sale Property Checklist For Representing Your Home And Garden

#### First Impressions Really Count

It is amazing just how much first impressions really do count. Many properties are sold or not sold before the prospective buyer has even set foot inside the front door! So take a little time to look at your home as if it was for the first time and maybe use this checklist as a guide and go through your home and garden ticking each section when you are happy with their condition.

**Please turn over to see our tips.**

# Our Top Tips

## EXTERNALLY

### **Garden**

- Mow the lawn.
- Trim Hedges.
- Consider hanging flower baskets.
- Repair or replace fencing.
- Clear away all children's playthings.

### **Garage/driveway (if applicable)**

- Tidy the garage and ensure it is free of clutter.
- Sweep the floor.
- Ensure the garage is well lit and has a sturdy lockable door.

### **Roof**

- Consider cleaning or painting your fascia board and guttering (your window cleaner may be of help)
- Replace broken or damaged guttering, missing or broken tiles.

## INTERIOR

### **Entrance**

- Clean or repaint the front door.
- Make sure the door bell works.
- Ensure the hall is well lit and remove shoes, bags and coats.

### **Living room/dining room**

- De-clutter to give the appearance of space.
- Turn the television and stereo off.
- Remove personal items, paperwork, newspapers, magazines etc.
- Open a window to air the room.

### **Kitchen**

- Ensure there are no stale cooking smells.
- Ensure the floor is spotless.
- Make sure the work tops are clean and clutter free.
- Clear away pet bowls and baskets.
- Ensure all the crockery is out of sight.
- Make sure all appliances are sparkling.

### **Bathroom**

- Make sure the bath and shower are spotless
- Remove mildew stains from tiles and grouting.

### **Bedrooms**

- Put all clothing away.
- Open windows.

### **Walls**

- Skirting boards should be clean and free from dust
- Repair any damage to walls.
- Doors and windows

- Make sure all windows open and close easily
- Check all door handles are functioning correctly
- Ensure all windows are sparkling.

### **Flooring**

- Vacuum all carpets thoroughly.
- Wooden floors should be swept and stains and scratches removed.
- Both kitchen and bathroom floors should be spotless and dry before any viewings.

We hope that this information is useful.

Cordingleys are committed to helping you achieve a successful sale and delivering the highest standards of customer service at all times. If you have any queries or would like further advice on any of the topics covered here then please do not hesitate to contact our office.