

PREPARING TO MOVE

Helping you to get the best price for your property. Fast.

Presentation is Key:

- **First impressions count** - tidy all the outside areas.
- **Emphasise space** - make sure the property is clutter free. Clear surfaces including floors and table tops and close cupboard doors.
- **Maximise light** - open curtains, blinds and adjoining doors.
- **Odours matter** - before viewings, open windows to air the property.
- **Minimise buyer worries** - there's no need to spend a fortune but do carry out any necessary minor repairs beforehand.
- **Security** - for your own peace of mind, lock away valuables during viewings.
- **Viewings** - be as flexible as possible and let your estate agents know of any specific times to avoid.
- **Leave it to the professionals** - estate agents are experts at dealing with potential buyers, so avoid showing buyers around yourself.

These tips also help your estate agent to take the best photos for your property and online listing



Be Prepared to Facilitate the Fastest Sale:

- **Energy Performance Certificate (EPC)** - this is a legal requirement when selling your home. Your estate agent can help get one for you.
- **Instruct a solicitor** - if you do this before you advertise your home, make deeds and searches available, 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

- **Remember to book** a removal company and storage if needed. Save time by ordering boxes and packing yourself.
- **Change of address** - remember to notify your utilities and internet providers, bank, the DVLA and your local council.
- **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's a charge but it's worth it. Visit royalmail.co.uk for forms.
- **Don't forget**, your estate agents are there to guide you through the process as smoothly as possible and to answer any questions you have about your move.

70% of property views occur within the first 10 days of listing.