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ESTATE AGENTS

Top Tips for Selling Your Property

Small details can make a huge difference in encouraging people to come back for a second viewing, or making an offer!

Selling your property doesn't have to be stressful! Use our handy tips to help your property stand out from the crowd!



First Impressions Count!

Initial impressions can stay with a potential buyer long after they have viewed a property, so the presentation of the outside is just as important as the inside. Make sure the kerb appeal of your property is as good as it can be.



Fix It!

Got a dripping tap or cracked tile? You want potential purchasers to know the property's looked after, and although they may be small things, they can send a big message.



Adding a Sense of Space!

No matter how big your home, it's important to maximise the rooms to create a sense of space. Mirrors are great in small areas, making a room look wider, and make sure the furniture in a room compliments its size.



Let the Air In!

Musty rooms are off-putting and can make people want to leave the property before they have even noticed the stunning original features. Don't forget to air rarely used rooms and ensure they are at a comfortable temperature throughout any season.



Declutter!

You don't have to remove every single family photo on show, but clutter-free properties often sell quicker. It gives potential buyers the opportunity to imagine the space as their own. Do be careful not to leave rooms looking bare though.



Pets!

Remember that not everyone loves your pets as much as you do, and some people are even allergic to them. Try to take dogs out for a walk during viewings.



Lighten Up!

If you have a dark room, such as a hallway, make sure all the lights are on. Table or floor standing lamps can be particularly effective without emphasizing the lack of natural light.



Don't Forget Your Keys!

Buyers will want to see all areas of the property, including outside spaces & garages so remember to keep keys readily available to avoid frantically searching for them during a viewing.



Window Dressing!

People are often drawn towards windows, so make them a real focal point. Apart from ensuring the glass is sparkling, clear clutter off window sills and keep curtains pulled well back to make rooms seem lighter and bigger.



Leave People to Browse!

Viewers don't want to be pounced on by owners or overloaded with information. Allow people to look around the property, feeling as comfortable as possible, and be ready to answer any questions after the viewing.

Getting the basics right will often help make the property more saleable and achieve the best possible price. Clean, tidy, neutral décor and pleasant smelling are the best principles to adhere to when it comes to property! Don't worry about spending a fortune on a property prior to sale as there is no guarantee you will recoup the outlay, or that it will suit potential buyers' tastes.