

- Estate agency
- Property letting
- Independent property advice

A personal approach to professional property services.

## How to prepare your property for renting

Preparing your property correctly for your intended market, can mean the difference between letting your property or having it empty for a long period of time.

So before you have your first viewings, make sure you have considered the following:

- Complete any small DIY jobs such as painting.
- Clear away any clutter. If possible store it off-site.
- Air the property by opening windows and purchasing a few air fresheners. Also remember that some buyers may be allergic to pets, so make sure that all signs of animal smells and hair are removed.
- If any of the rooms have very bright colours or carpets, you may want neutralise them. This does not mean go out and buy expensive carpet.
- Get carpets professionally cleaned.
- If your bathroom or kitchen looks tired then applying some of the following practices will make a difference; re-paint the ceiling and walls; re-grout any tiled areas that are going black; it may even pay to have a new white bathroom or kitchen suite put in.
- Cut the grass/lawn - if applicable
- Make sure front door is immaculate as first impressions count.
- Choose the correct lighting for each space which can improve the mood of the room.
- Organise rooms so that their purpose is obvious.

During this process always remember that you have now decided to let your property so don't get too personal about any changes, as the changes that you implement are to attract the widest possible tenants in your area.

If you are thinking about renting out your home and would like a free, no obligation consultation, call Mavor & Co now on **01506 870204** or **use our Contact Form** and one of our team will call you shortly.