



## SELLING YOUR PROPERTY

Begin by making sure that your house is ready for sale. You need to make a good impression with estate agents and prospective buyers to ensure you get the best price.

Have you got paint or wallpaper peeling off? It would be worth spending a little to freshen up areas that are not quite up to scratch.

Is your house overcrowded with furniture now that your family has left home, for example?

Make a list of all the furniture and items you won't need in your new home and either advertise them in the local paper or, for speed, take a job lot to the auction rooms or have a garage sale.

What does your garden look like? Cut the grass, tidy up bushes, pull up dead plants and have a general tidy up. A lovely garden can often sell your house for you!

Make sure the kitchen and bathrooms are clean and tidy. They are usually regarded as the most important rooms in the house by prospective buyers.

On the days you have viewings make sure the beds are made, washing up done and that corridors aren't cluttered. If you've got a dog, it may be worth getting someone to look after it until your viewers have gone – not everyone is a pet lover!

Ask for valuations from a range of local estate agents before making your choice. Check out the commission rates they charge and what sort of contract you'll be required to sign before going ahead.

Get the estate agent to show people round. You'll find it much less stressful than doing it yourself, then sit back and wait for the offers to flood in!

### Call us on:

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or visit [www.moving-experience.co.uk](http://www.moving-experience.co.uk)