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20 Helpful hints on preparing your property for the market.

When preparing your home for the market the general rule is to spend as little money as possible but small improvements in presentation can have a big payback.

First impressions are lasting impressions. An inviting exterior encourages inspection of the interior. The EXTERIOR should be your first priority.

1. LAWNS - Keep mowed and trimmed, possibly re-seed bare patches and fertilise for colour.
2. BUSHES & TREES - Trim and prune where necessary especially clearing any branches reducing light into the house or blocking attractive views.
3. CLEAR or CLEAN off mould where readily accessible.
4. Clean and spot repair exterior PAINTWORK
5. POOLS and PONDS must be as clean as possible, with fencing in good order.
6. Remove WEEDS from gardens and sweep PATHS.
7. Clean and clear outside DRAINS and SPOUTING.
8. Repair any broken WINDOWS.
9. Fix GATE catches and any easily repaired defects in FENCES.
10. Remove all RUBBISH possible including old tools & parts from incomplete projects.

After working over the exterior of your property you can turn your attention to the INTERIOR. Once again you don't want to spend too much money.

1. CLEAR CUPBOARDS and WARDROBES - Obtain some moving boxes and start packing all the bits and pieces you don't need to use. You might also consider a garage sale both to provide extra funds for property promotion or moving expenses and to create more space in your storage areas.
2. Repair any TILES, WALLPAPER or WINDOW PANES.
3. Fix creaking FLOORBOARDS or STAIRS
4. Secure JEWELLERY, CASH and other valuable items under lock and key. Also secure PERSONAL items and MEDICATION
5. DOORS & WINDOWS should open and close easily.
6. CARPETS and FLOORS - have your carpets steam cleaned and floors polished where possible.
7. PAINTING - Repairing and improving paintwork often gives the best return for the money you might choose to spend on presentation.
8. Fix any dripping TAPS
9. Clear BENCH tops and fix loose or damaged KNOBS and HANDLES.
10. Although OK to look lived in a house should appear as near to new as possible so ORNAMENTS, CDs, TOYS, GAMES, and extra CLOTHES should be stowed away in locked china cabinets and suitcases wherever possible.

Note below any further suggestions and particular items identified..