

Make the best of your home for a winter sale

- **team**'s 'Top 10' tips

Is your home for sale? Our cold, wet winters brings their own set of issues to consider when preparing a home for viewings, so **team** estate agents across the Westcountry have compiled a 'Top 10' to help you make the most of your home for a sale this season:



1. Make sure all the curtains and blinds are open to allow in as much light as possible and try to arrange viewings in daylight hours rather than in the dark – take advantage of your agent providing accompanied viewings, especially if you're out at work during the day
2. Turn all the lights on for viewings - even in cupboards and garages - and make sure you have a stock of bulbs so they can be immediately replaced. If you have garden lighting, switch it on at dusk for a welcoming glow and so the 'For Sale' sign is easy for passers-by to see
3. Make sure there is parking close by – potential buyers won't want to walk any further than they have to in the cold weather!
4. Make sure hallways and entrances are kept clean and tidy – put away the family's winter coats, scarves, hats and gloves, provide a rug or seat for viewers to easily wipe or remove their shoes and boots and keep the floor clean from any mud or residue from wet shoes
5. Windows are mostly left closed when it's cold, which allows odours to develop and linger more easily as they have nowhere to go, so try to restrict pets to certain rooms, avoid cooking dishes such as fish the day before a viewing and clean more often as dust settles more quickly. It may sound like a cliché but the smell of bread baking or a stew cooking is lovely and fresh flowers or plants – particularly at this time of year planted spring bulbs, such as Hyacinths - can add colour as well as a wonderful scent
6. Maintain a comfortable indoor temperature – not too hot as buyers are likely to keep their coats on during viewings. If you have an open fire, light it for a warm, welcoming feel. Empty properties

can become prone to condensation mould and burst pipes at this time of year so an amount of heat and ventilation is paramount; clean out and keep clear any corners showing signs of condensation mould to allow it to dry properly

7. Offer potential buyers a warm drink – this encourages them to stay for longer, makes them feel comfortable, particularly on a cold day, and allows them to get a real feel for the property

8. Keep gardens tidy, make sure paths and steps are kept clear of snow and ice for easy entry and keep paths, patios, greenhouses and decking clear of green algae and moss, which can build up at this time of year. Also, repair any storm or weather damage as soon as possible



And make the most of time spent indoors on cold, wet days:

9. De-clutter to make your home feel bigger. Box up some of your favourite knick-knacks and either give old items to charity or make extra money by selling unwanted items in the local newspaper, on eBay or on classifieds web sites such as Gumtree or Preloved

10. And do some easy DIY jobs - give tired rooms a new lease of life with a lick of paint or replace mouldy old sealant in kitchens or bathrooms for those all-important fresh finishing touches

There are over 100 **team** estate agents across the Westcountry and hundreds nationwide, all working together to sell more property for clients with unrivalled marketing exposure and what is effectively a multi-agency service for a sole agency fee.

There is a **team** estate agent near you. For information on **team**, visit www.westcountryteam.com. To find your local **team** estate agent for honest advice or a free no-obligation market appraisal on your home, look in the newspaper or visit www.teamprop.co.uk.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK. Over 100 **team** offices in the Westcountry and hundreds nationwide work together to sell property for clients. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

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