

# Helping you get the best price for your property. Fast.

## Presentation is key:

- First impressions count – tidy all the outside areas.
- Emphasise space – make sure the property is clutter free. Clear surfaces including floors and table tops and close cupboard doors.
- Maximise light – open curtains, blinds, and adjoining doors.
- Odours matter – before viewings, open windows to air the property.
- Minimise buyer worries – there's no need to spend a fortune, but do carry out any necessary minor repairs beforehand.
- Security – for your own peace of mind, lock away valuables during viewings.
- Viewings – be as flexible as possible, and keep us informed if there are specific times to avoid. And if you'd like more viewings, talk to us about holding an open day.
- Leave it to us – we're experts at dealing with potential buyers, so avoid showing buyers around yourself.

“Using an agent on Zoopla will make sure your property is seen by the widest possible audience of homemovers online.”



# 70% of property views occur within the first 10 days of listing\*

Be prepared to facilitate the fastest sale:

- Energy Performance Certificate (EPC) – this is a legal requirement when selling your home, we can help get one for you.
- Instruct a solicitor – if you do this before you advertise your home, make deeds and searches available, this could save 3-4 weeks once the sale is agreed.
- Fixtures and fittings – prepare an inventory of what will be included in the sale, to give the buyer an idea of what they're getting.

## Planning for the big move:

- Check out this great move planner at [moveplanner.zoopla.co.uk](http://moveplanner.zoopla.co.uk)
- Remember to book a removal company and storage if needed, save time by ordering boxes and packing yourself.
- Change of address - remember to notify your utilities and internet providers, bank, the DVLA and your local council.
- Final bills - provide utilities with final readings, and help your buyer by leaving details of the services the property is connected to.
- Redirect your post - there's a charge for this, but it's worth it. Visit [royalmail.co.uk](http://royalmail.co.uk) for forms.

## Don't forget:

We can help to arrange the exchange of keys on completion day. Please don't hesitate to ask us any questions you have about your move.

