



GUIDE TO.....

9 TIPS TO KEEP IN MIND WHEN MOVING HOUSE



The essential
guide on
things sellers
should keep in
mind when
moving house





IVYBANK
COTTAGE



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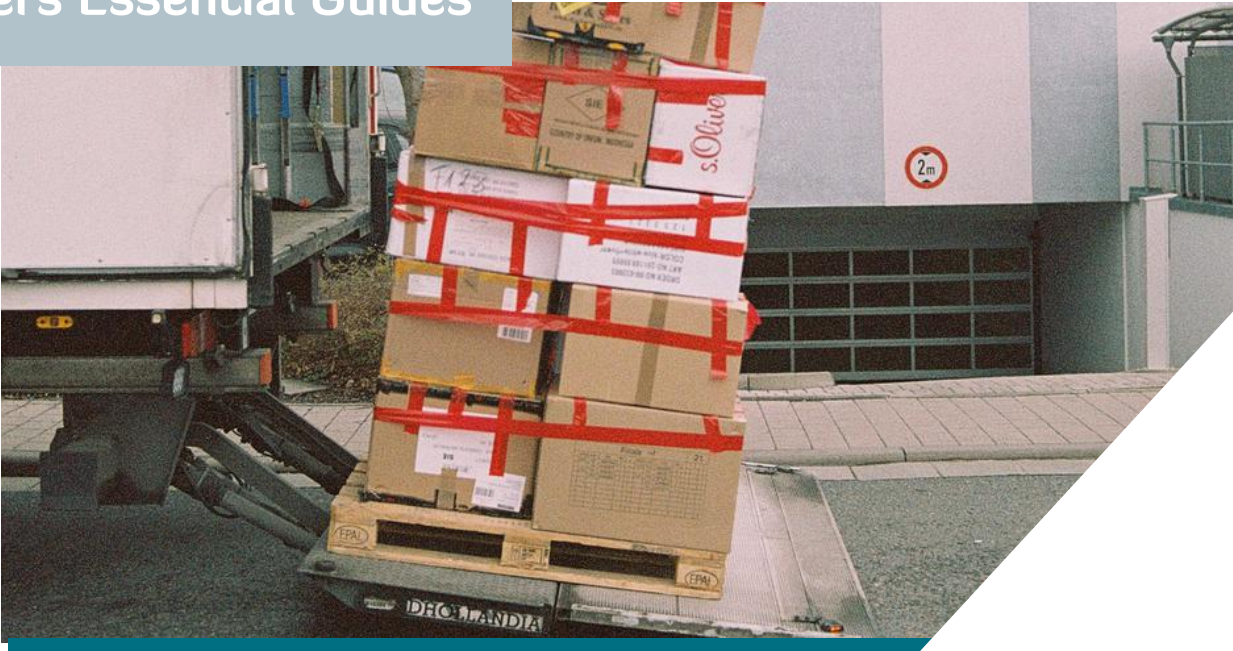


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INTRODUCTION:

Moving home is often an exciting new chapter in one's life, but the task of actually packing, relocating and unpacking your life's belongings is often vastly underestimated. This guide aims to help you get a better grasp of the task that lies ahead of you while making it much easier for you to accomplish!





1. DECIDE HOW YOU WILL MOVE

Will you be using a removal company or moving yourself? Remember to factor in the cost of fuel, renting a bigger van, labour to help carry, refreshments and time!

If you are moving far, its probably best to leave it to the pro's!

Whatever you decide, make sure the timing is planned with all parties including the old occupants of your new space and the new occupants of your current space!





2. CHOOSING A REMOVAL COMPANY

Make a list of your furniture that will need to be moved before you start shopping for quotes

Ask friends, family or online community pages for referrals and about their experiences

Compare quotes, services and value





3. IMPORTANT QUESTIONS TO ASK

1. What makes you better than other removal companies?
2. How many trucks do you have?
3. How big are your trucks? Would I have to rent more than one?
4. How many movers are appointed and how many will you appoint to my move?
5. How will you ensure my furniture and appliances aren't damaged?
6. Does your price include the price of boxes and other packaging?
7. Does your price include insurance?





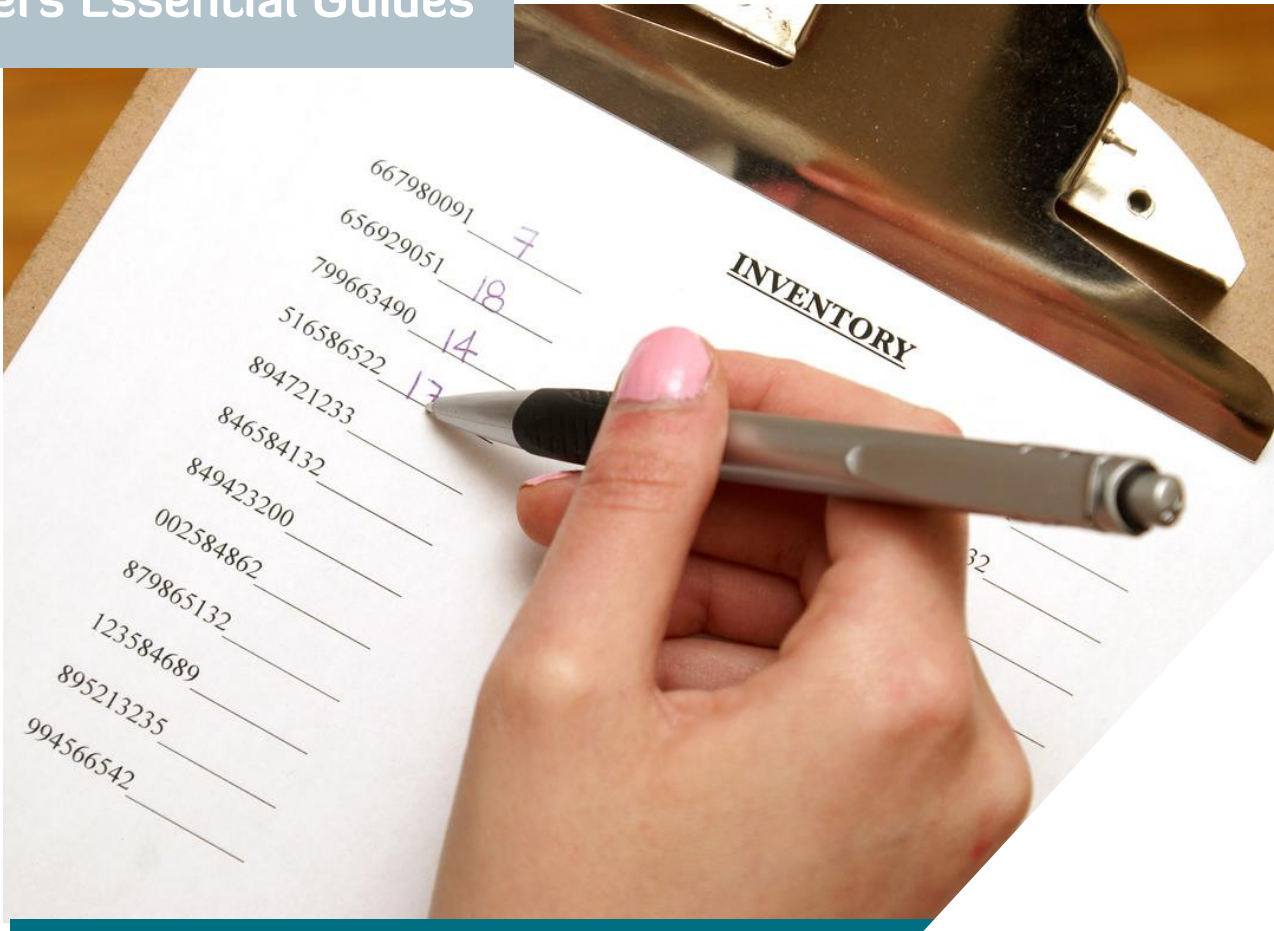
4. DECLUTTER YOUR BELONGINGS

Before even attempting to pack, you should decide what to sell, donate or throw out. By decluttering, you'll also keep your house removal costs down as there'll be fewer boxes to move.

Decluttering will also help ease the task of unpacking at your new home

Moving offers a unique opportunity to go through your belongings literally one item at a time, take full advantage of it!





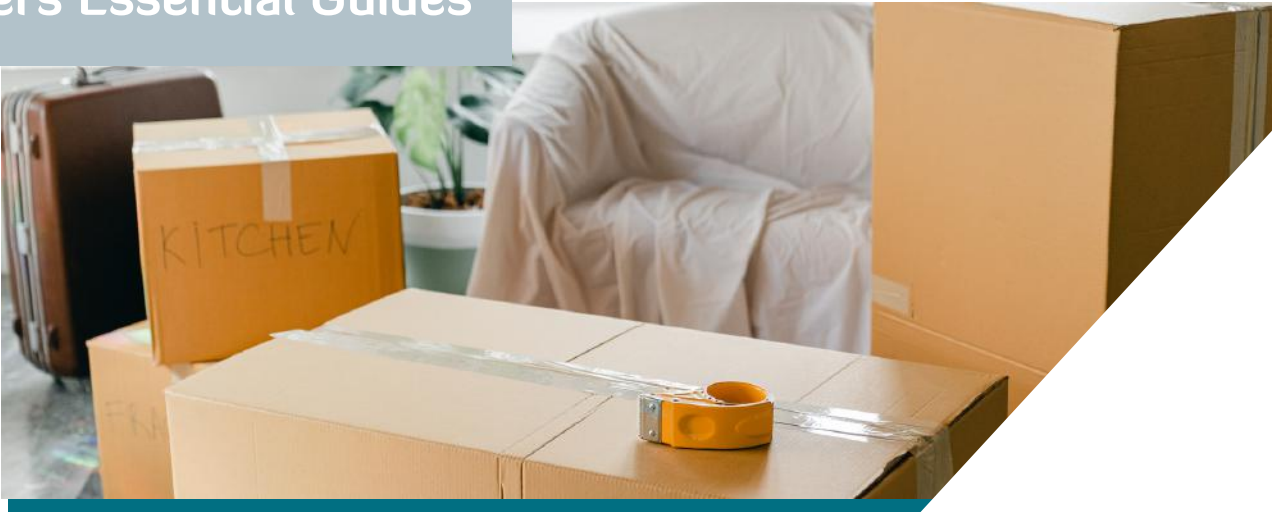
5. CREATE AN INVENTORY

This helps you keep track of the total number of boxes so that you can ensure all of your belongings have arrived, but creating an inventory of what is inside every box will also help you notice straight away if something is missing!

Creating an inventory should be easy if you have followed the decluttering steps!

Creating an inventory list will also help you find what you need when you move into your new home. Nobody wants to open numerous boxes to find one specific item





6. PACKING

Create a plan of action and a timeline of when you should pack which room. That way you can break the sometimes daunting task into manageable sections! This will also help you stay on track and avoid all nighters packing the week before your move!

Remember to include the packing materials that you will need in your action plan, such as boxes, newspaper, bubble wrap, markers, and packing tape.

Make sure you are using quality materials. Tape that has a good tack, markers that won't dry up easily and firm boxes

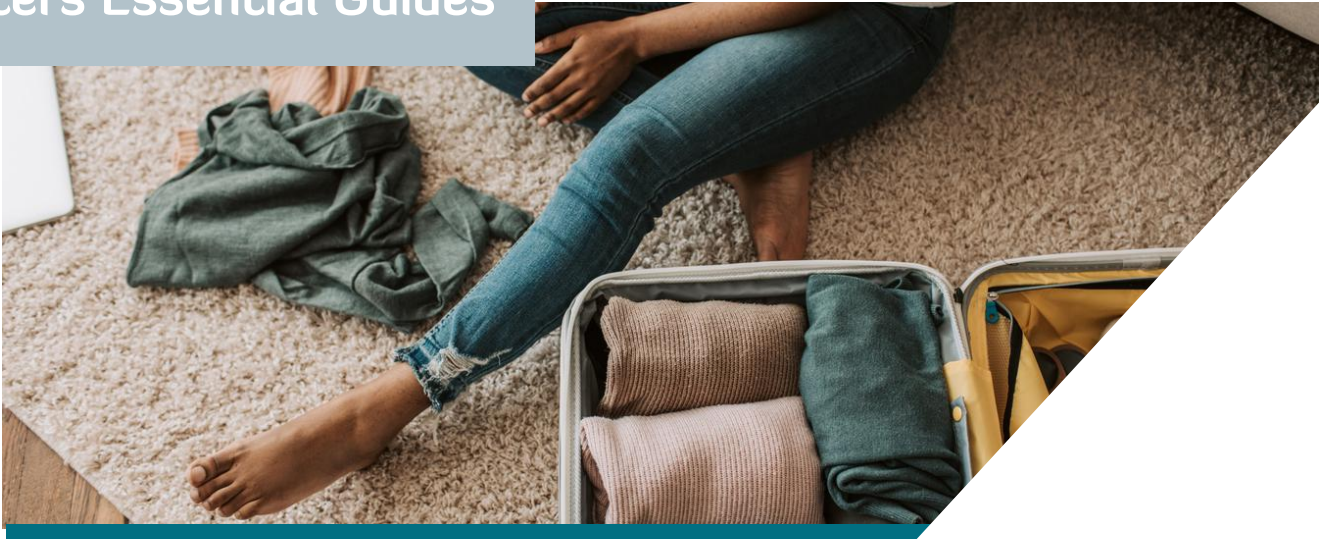
Start by packing the least used rooms first like the spare bedroom, attic or garage.

Label boxes properly. Label them according to which room they should go to in the new house, as well as a brief summary of what it contains. If you want to go one step further you can number your boxes to correspond with your inventory list!

Clearly mark boxes that are fragile!

If you don't want to write a short novella on the boxes you could consider using coloured stickers/labels to help categorise rooms.





6. PACKING

Take photos of how your television or other electronics are wired to avoid any struggling at your new home!

You can also take photo's of the way your decor is displayed if you're particularly fond of it so that you can easily recreate it!

Get creative. Use laundry baskets, suitcases and large hold all bags to make the most of space. Don't over fill boxes or make them too heavy to make them collapse or have the bottom fall out. If a box is half full but very heavy, top it off with towels or pillows.

Don't leave empty spaces in boxes. This will cause items to shift and potentially break. Use packing paper to fill the gaps or get creative by using tea towels or bed linen that would need to be packed anyway.

Make sure you pack and transport hazardous items separately such as paint thinners, propane cylinders etc. If you have specialised items like antiques or pianos its best to get professionals to move these.





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7. UPDATE UTILITIES & ADDRESS

It's important to set up your utilities such as tax, gas and home insurance early when moving house. Not only will this save you a lot of stress once you're moved in, but you will have more time to settle in and relax in your new home.

It's a good idea to start changing your address with companies or organisations like the bank, the doctor's surgery, car insurance company, local authority and post office 2 weeks before you move. Don't forget to inform friends and family too.

Make sure you stay on the electoral register. You will have to update your address and ensure you're still able to vote.



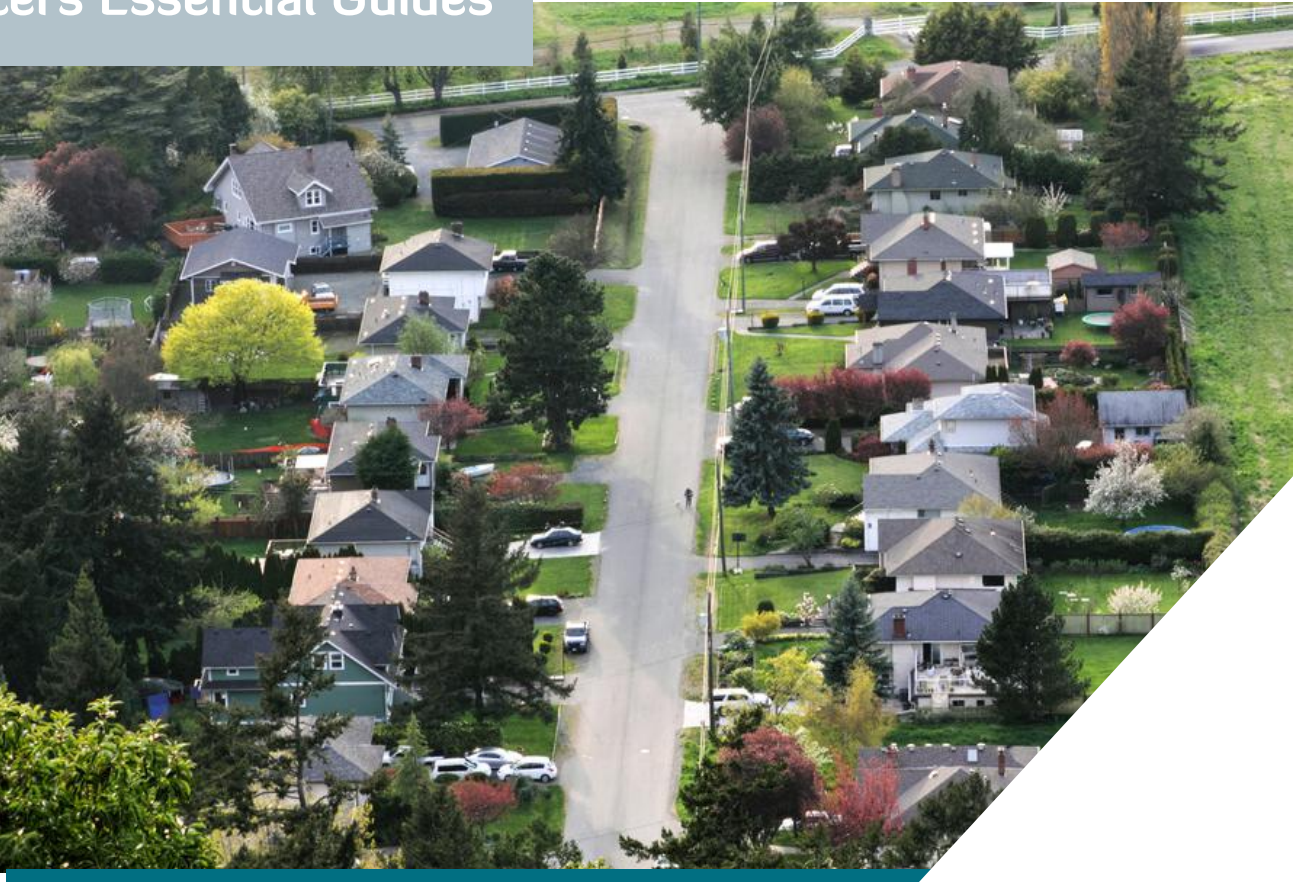


8. MOVING DAY

Keep all your cupboard doors and drawers open on the day of moving. This will allow you to see if you have forgotten anything. When you are ready to leave, walk through the house and check every cupboard, then closing it and closing the room door behind you.

Pack a survival box that contains everything you might need in an emergency or personal items. This could include medicine, personal care items, a change of clothes, chargers for your electronics and adaptors!





9. EXPLORE THE NEW NEIGHBOURHOOD

Once you have purchased your new home, spend some time exploring the area before you actually move. That way you will know where the nearest pub, supermarket or hardware store is when you arrive!



The Walters Way!

At Walters, we simply have one goal – to help you sell your home in a straightforward and stress-free way, securing you the best possible price.

Selling a property doesn't need to be complicated and we are confident that we have the best team in place to move your sale forward positively and professionally. We look after you every step of the way, helping you make a move in the right direction.

Our Team manages every detail of the sales process – from the day the property goes on the market, to the day the sale is completed. However, we never forget that property is all about people too, and that you want to feel involved and informed. That's our approach and it's what we believe makes Walters different.



Marketing

“Our aim is to give you an opportunity to have some control in the marketing of your home”.

So, we decided that we didn't want to tell you how we should market your home - you know it better than us: you know which features attracted you to the property, you also know the local residents and what local people want and the mediums they use.

So, we have created a service offering which is, in our opinion, far greater than any other agent. It is also flexible and allows you to add in additional services if you deem them important”.



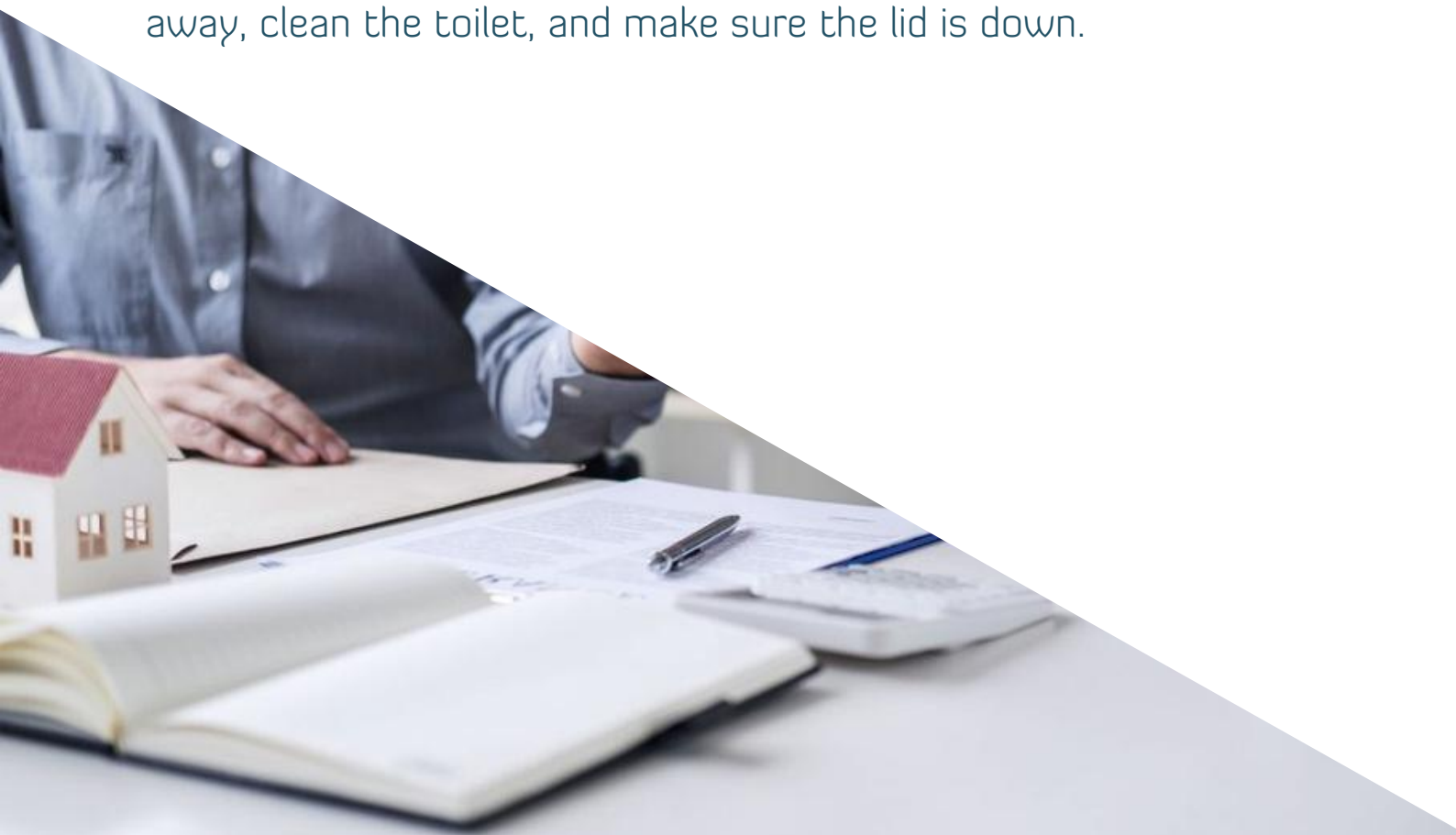
Getting it ready to sell...

First impressions really do count. We have seen a great number of houses in our time, so we have compiled a list of handy tips to make your home stand out from the crowd.

Tidy the front garden, mend the gate, trim the hedges, and weed the flowers beds.

Make those minor repairs - fix that dripping tap, replace mouldy grout, repaint the cracks, replace the doors on cupboards that are broken, turn on the lights, open all the doors, and replace any lightbulbs that aren't working.

Kitchens and bathrooms are key rooms – clearing the surfaces will make them look larger. Do the washing up, put your laundry away, clean the toilet, and make sure the lid is down.





FAMILY

IS A GIFT THAT LASTS FOREVER
GIVE THEM THE HOME THEY DESERVE

Our award-winning Team are with you from the beginning. Our Valuer will visit your property and work with the office team to put a marketing strategy in place. They will then guide you through any interest, negotiate offers and then progress your sale all the way through, from when you accept an offer, to completion day.

As a local high street agent, our team of property professionals are here to help seven days a week, maximising interest and ensure we achieve the best possible outcome.



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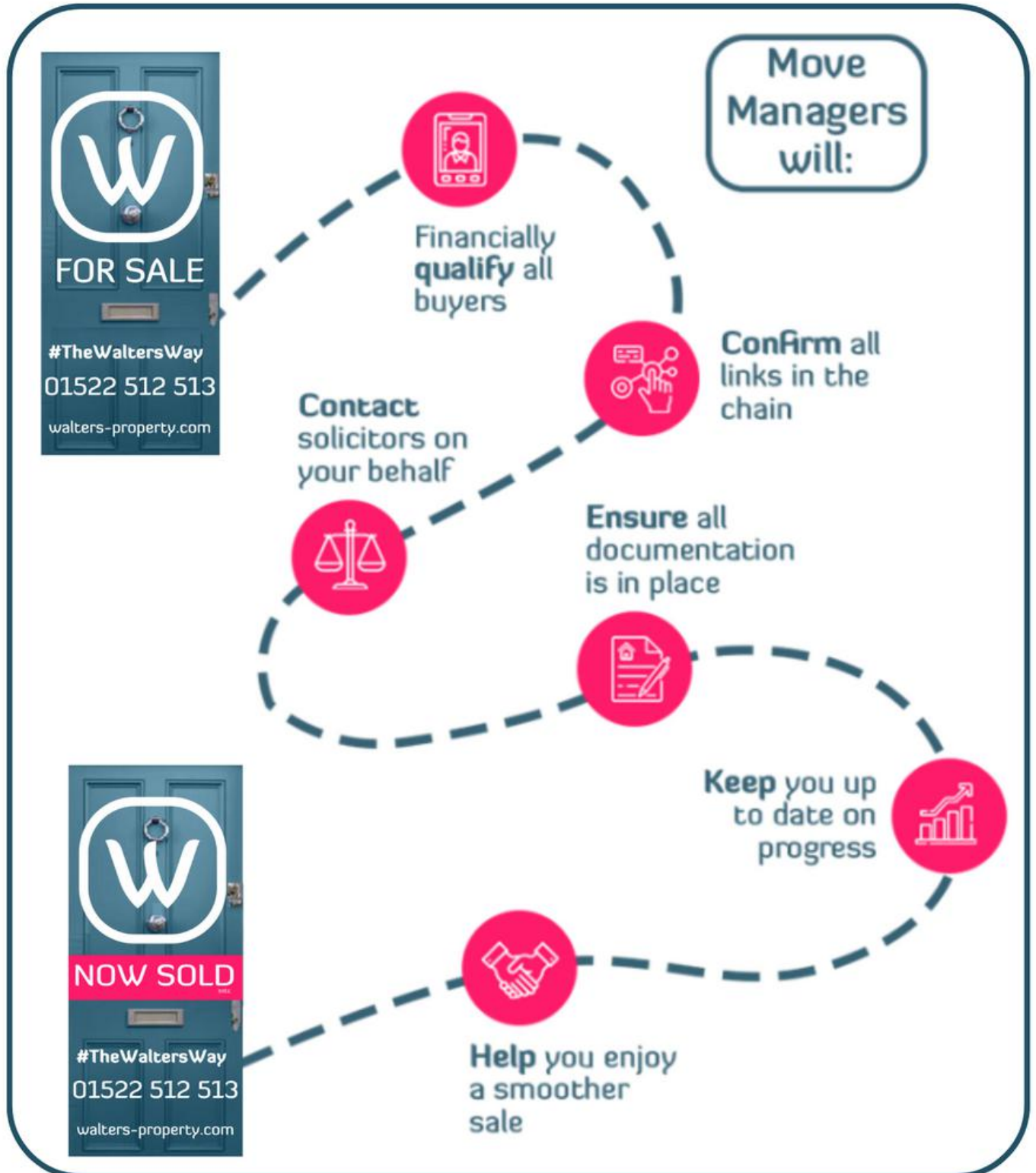
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End-to-end property experts

The selling journey and milestones.



Notes and Actions

Two months to go...

- Talk to a van hire or removals company to get initial feedback and quotes.
- Buy your boxes, packing, and storage supplies.
- Start sorting out your belongings. Get rid/donate things you don't need.
- Begin packing non-essential items.
- Do you need kennels or a cattery for the move? Book it in advance.
- Think about putting items of excess furniture into storage until you've settled in.

One month to go...

- If you're moving a long way, get your car serviced and tyres checked well before the trip.
- Register with local Doctors and Dentists if you are moving to a new area.
- Inform your local council of your change of address and cancel council tax payments.
- Inform your phone and internet providers of your change of address.
- Update the DVLA.
- Notify your bank of your change of address.
- Inform Inland Revenue.
- Update your insurance providers, ensure you have home insurance sorted for the day you move in.
- Confirm your moving arrangements with moving firms.
- Start putting items you don't use every day into boxes and label them.
- Arrange for someone to look after the children and pets If possible.

Could some of those items go into longer term storage to free up more room in your new home?

Two weeks to go...

- Let people know about your change of address, including friends, online shops, mail order, milk, newspapers, and magazine subscriptions.
- Clean your house as you pack.
- Organise your mail to be re-directed for at least three months.



Notes and Actions

One week to go...

- Confirm with your solicitor and estate agents that the move is going to plan.
- Notify TV Licensing of your new address.
- Make sure your packing is nearing completion - double-check the loft & garage.
- Ask your neighbours to make sure there is room outside your home for the removal van.
- Empty and defrost / dry out your fridge / freezer.
- Clear out your kitchen cupboards.
- Work out the moving route.
- Remind friends and family you'll need a hand next week.
- Pack valuables and important documents in a safe place to take in the car with you.

The day before...

- Charge your mobile phone.
- Put everything practical you'll need to one side in a clearly marked box, tape measure, extension lead, step ladder etc.
- Get a box of first night essentials together.
- Collect your hire van or confirm tomorrow's schedule with your removal firm.
- Move all your packed boxes into a downstairs room if needed.

Things to do on moving day...

- Record all utility meter readings for Water, Electricity, and Gas. Take a photo of the meter and let your providers know you are moving today.
- Strip the beds, curtains, and pack into clearly marked bags.
- Check the bathrooms for toiletries.

Loading the van...

- Instruct your movers on what is moving and what is not.
- Check everywhere and do a final house clean.
- Leave all the sets of keys as arranged for the new owners.

Say goodbye and then hello to your new home.



Notes and Actions





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