



The essential  
guide on  
things that  
you can do to  
make the  
process of  
downsizing  
less daunting.







[www.walters-property.com](http://www.walters-property.com)



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# INTRODUCTION:

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Downsizing comes with an array of benefits for older homeowners such as unlocking money for retirement due to their home likely being their most valuable asset, living in a home and area better suited to their needs, lower maintenance costs and lower utility bills, it can still be quite daunting. Below are some simple steps you can take to make sure downsizing is a simple and painless process!





# 1. CREATE A TIMELINE

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Think about how long it will take from listing to moving in to your new home and being settled in to give you a better indication of when to start the process. Consider any holidays, family or work functions that are coming up in the future and take them into account in the planning process!

The most important step will be allowing yourself enough time to find your perfect new home so do allocate plenty of time to that and perhaps even start that process before listing your current property.





## 2. BUDGET

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Its important to know exactly how much money you will be able to free up from your current property, how much of that you're looking to retain and how much you're willing to spend on your new home.

Do some online valuations on your current home and even get a few estate agents to come by and give you a valuation so you have a good idea of what your home is valued at.







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### 3. PRIORITISE

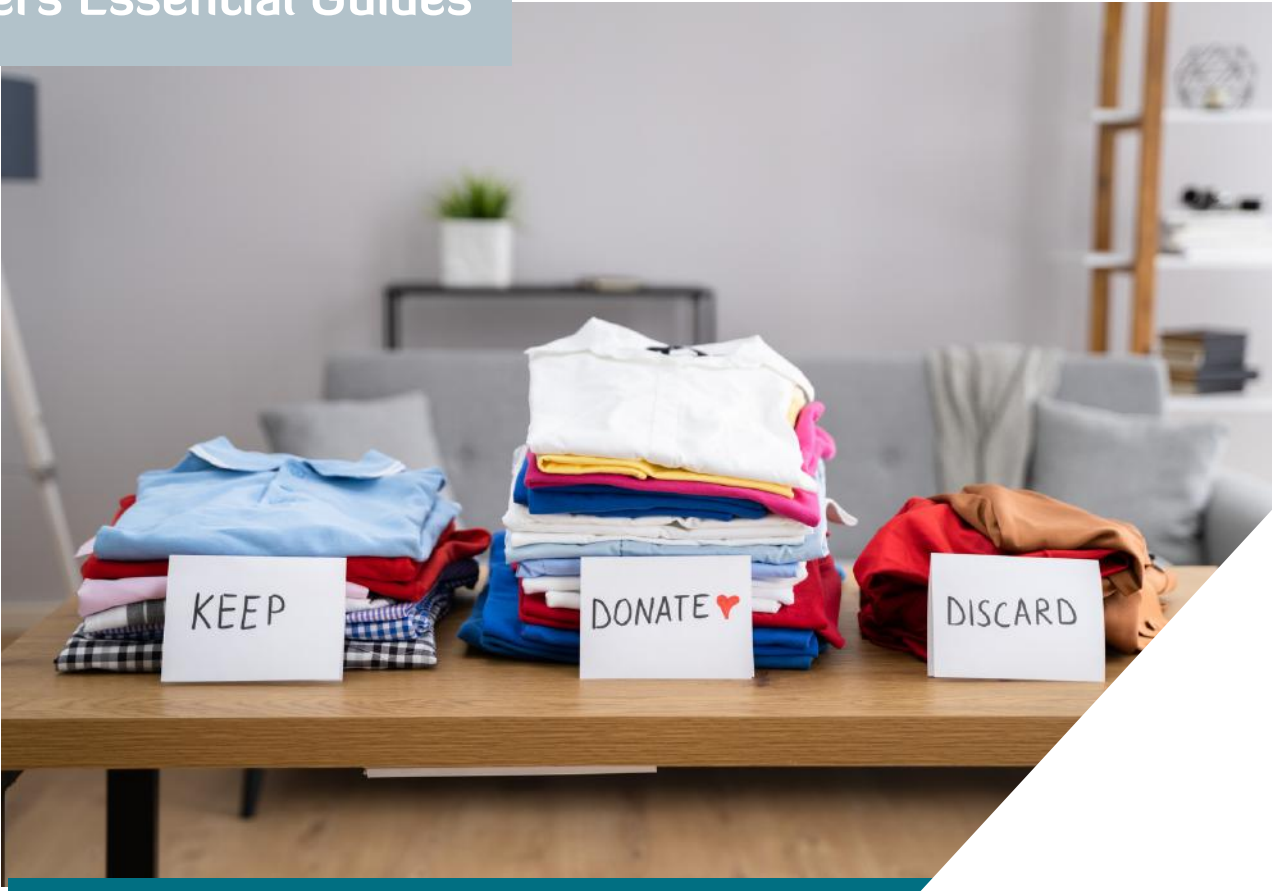
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Identify early on exactly what you want from your new home. Are you set on having a garden or being closer to local amenities?

This will help you when looking for your new home as you will have a list of must-haves that each property must pass before you even give it a second look!







## 4. DECLUTTER

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Downsizing means you will most likely need to get rid of furniture, items in storage and any other non essential possessions. Make sure you start this process early so that you can sell items that are valuable and to ensure the moving process is as easy and smooth as possible!

It doesn't make sense to pay to move large furniture items that don't belong in your new home!





## 5. GET ORGANISED

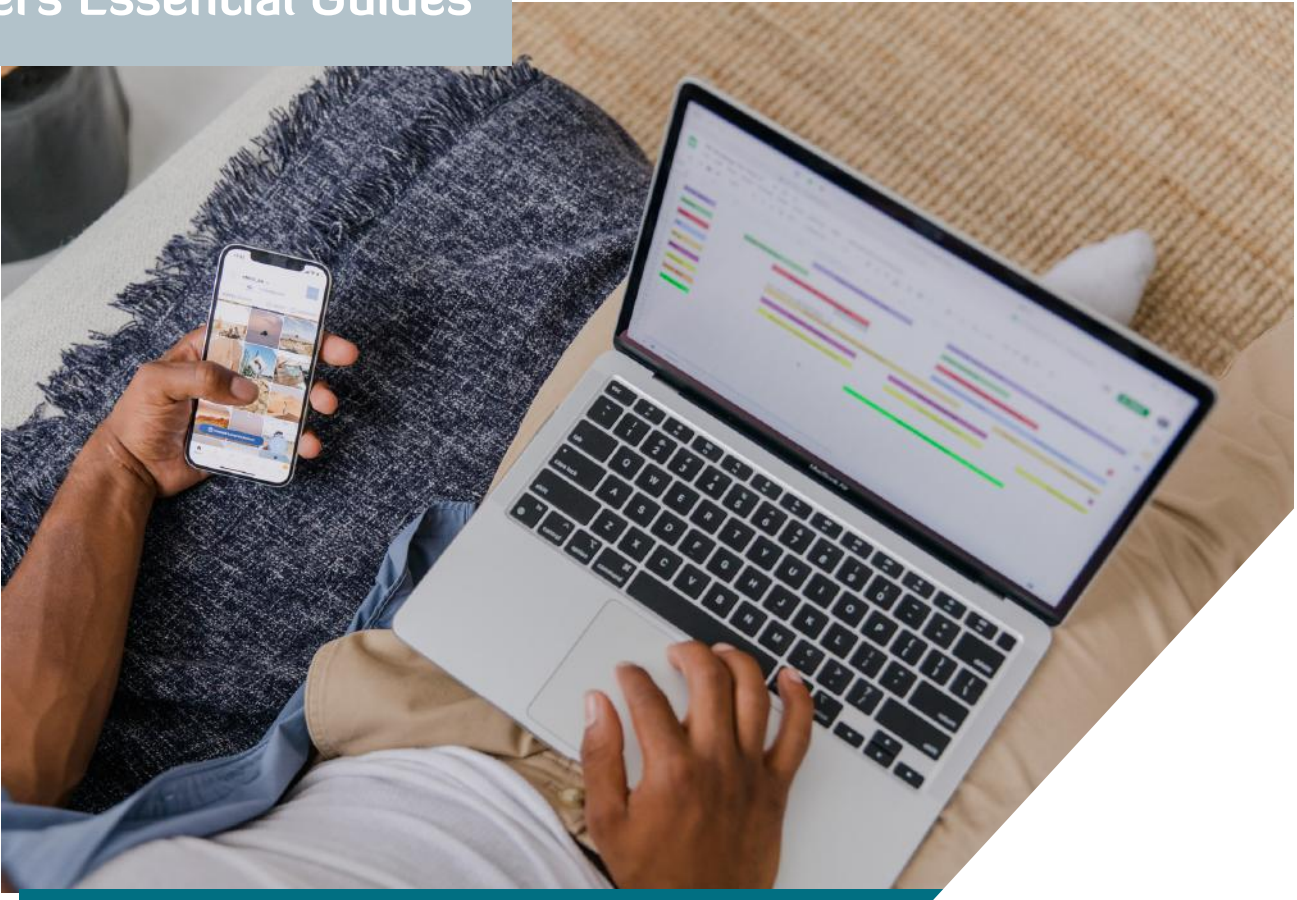
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Get all of the documents together that you need to buy or sell so that you can hand them over to your agent when requested. This will ensure a smooth and quick process!

Make a list of everything that you'll need to do when moving out, and in to your new home! This could be repainting your current home to achieve a better selling price, or changing your billing address on utilities.







## 6. EMBRACE DIGITAL

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You can save a lot of time, money and effort by going digital!

Scan important documents and photographs instead of keeping hard copies, consider reading e-books rather than keeping physical books on a shelf, viewing properties through virtual tours and more!



# 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”.



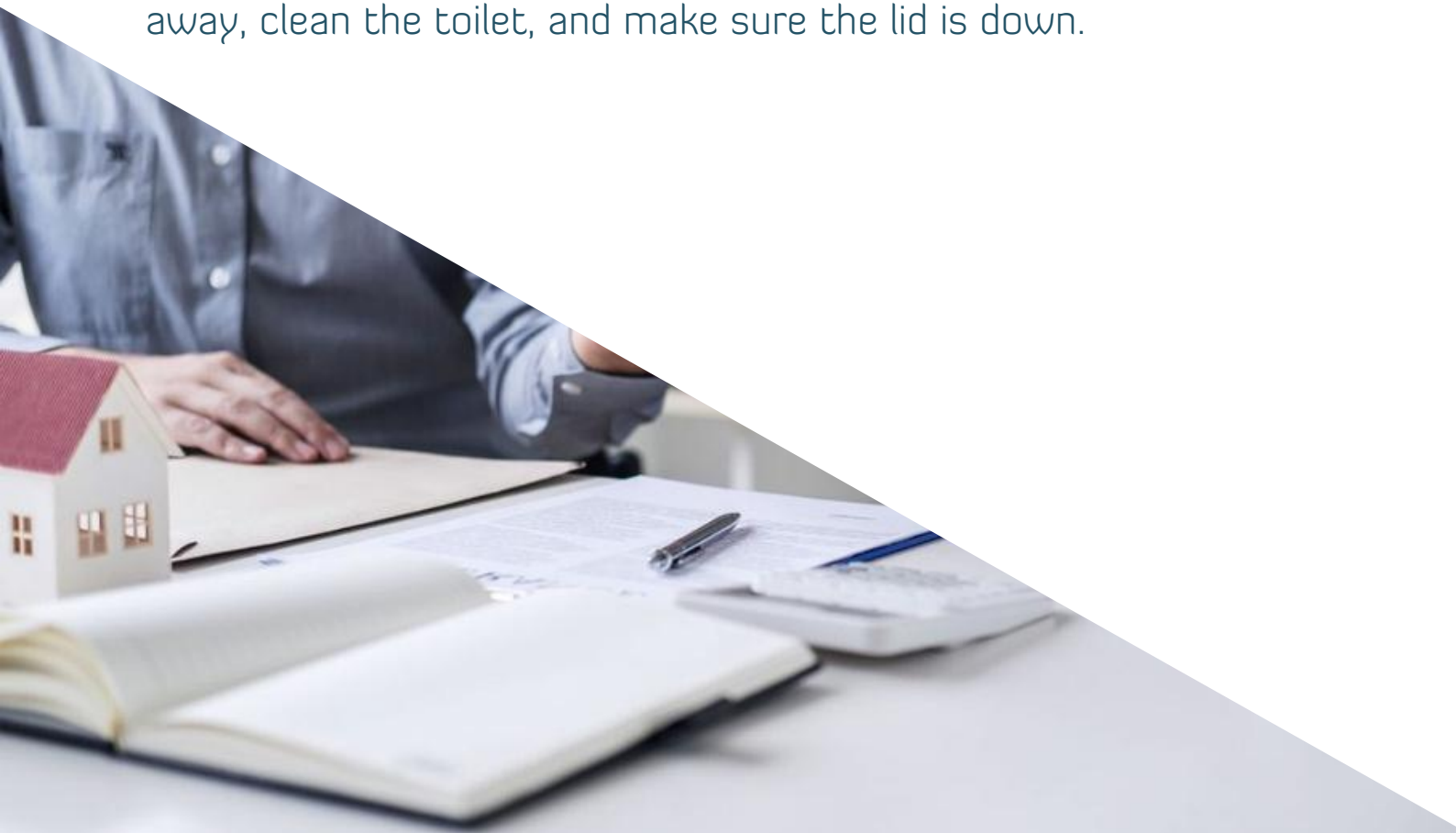
# Getting it ready to sell...

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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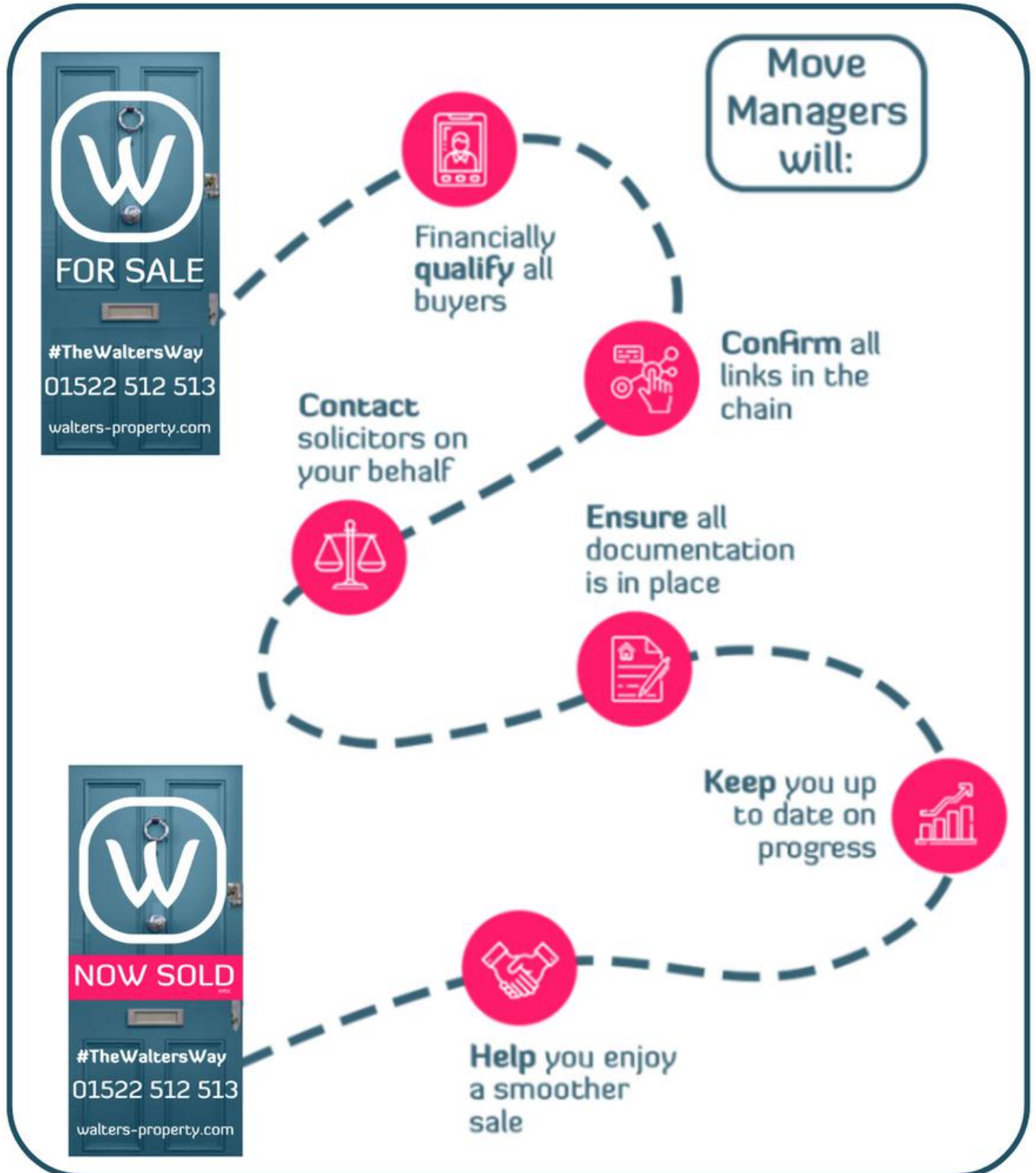
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End-to-end property experts

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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