

GUIDE TO.....

5 WAYS THAT YOU CAN  
IMPROVE YOUR PROPERTY  
ENTRANCE



The essential  
guide on  
things you can  
do to improve  
the entrance  
of your home





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# INTRODUCTION:

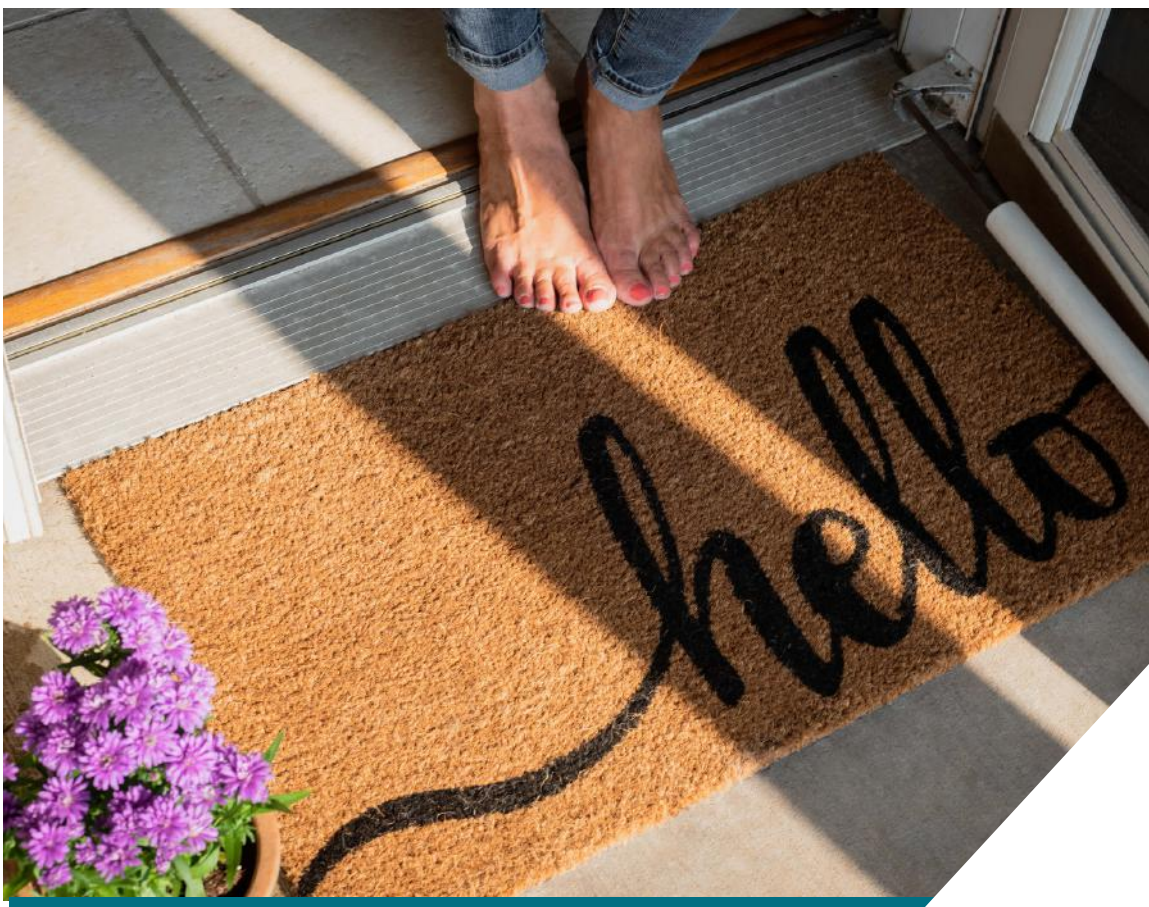
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Whether your home is currently on the market, will be in the near future or whether you are just generally trying to increase its value, its important that you create a warm and welcoming atmosphere right as you arrive at your doorstep!

But creating a stress relieving feeling when coming home is especially important if you are looking to sell your home.

Designing a functional, aesthetic and neat entrance will not only help your kerb appeal but could also help you achieve a better price when you sell!

Keep reading for 5 tips on how you can instantly improve your home's "welcome mat"





# 1. REFRESH YOUR FRONT DOOR

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Your front door is the first entry point into your home and therefore one of the first things a potential buyer will notice about your property. Ensuring that your front door paint is fresh, vibrant, un-chipped and well maintained is an easy and inexpensive way to make a great first impression!

If your front door looks exceptionally well maintained, it gives the impression that the home is well loved and maintained and therefore, a good purchase.

Make sure that the colour that you choose to paint your door works well with your surrounding areas.

Add a personal touch by adding a seasonal wreath to brighten up your front door and welcome you, or your home's new owner, home!





## 2. TIDY UP!

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A clean and organised entry point into your home immediately evokes a sense of calm and relaxation. Make sure that unsightly shoes are stored away and that there is a dedicated space for coats to be hung.

Make sure that you keep the steps clean and free of and and leaves. Don't forget that this applies to the pathway leading to your front door as well!

Make sure that you have a welcome mat that is in good condition and functions well in cleaning shoes before entering your home!

All of this will create the impression of a clean home, and a clean home is a marketable one!





### 3. ACCESSORISE!

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Remember to ensure that your home looks and feels lived in, in a tasteful way. Small details again, makes a home look and feel loved and appreciated, easing a buyer's mind and helping them build an emotional connection with it.

Houseplants are a great way to do this. Its a neutral yet personal and timeless way to add a personal touch to your entryway.

Candles and diffusers are another option to create an ambiance.

Always try to include a mirror as it creates depth and therefore the illusion of more space and more light, a bonus for buyers!





### 4. CONSIDER ADDING A PORTICO

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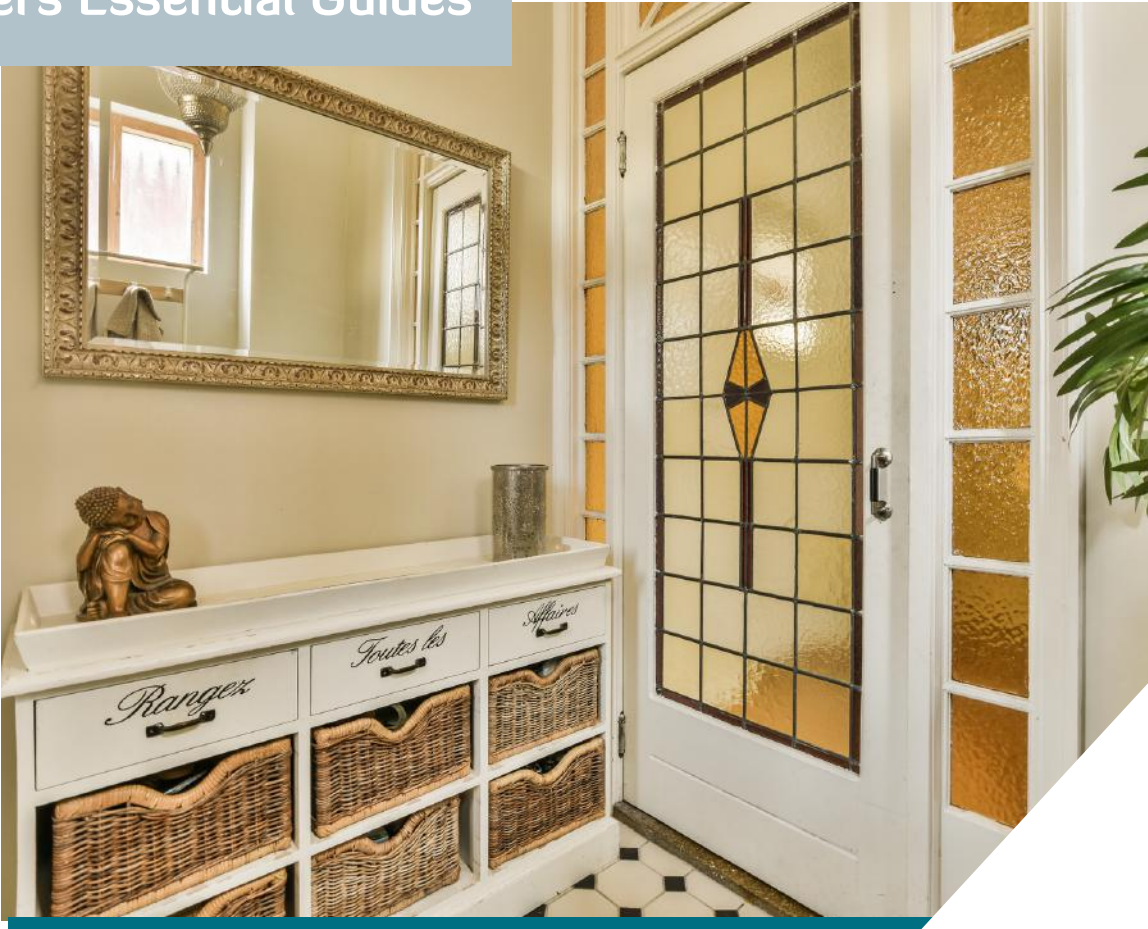
Provided the area of the portico is less than three square metres, adding a porch to any external door of your house does not require an application for planning permission

This makes a portico the perfect addition to your home's entrance! It will also help with shelter from the elements as you arrive home and inevitably fumble for keys!

You should ensure that your portico's have the same roof design and structure as your home and that it's external features mimic the external features of your home for a seamless blend







## 5. DECORATE TASTEFULLY

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When decorating your entryway, ensure that you use light and neutral colours which will not only create a calming atmosphere for people viewing your home, it will also appeal to a wide variety of tastes.

Light coloured decor and furniture is also great for small spaces such as entryways because they don't demand too much attention from one's eye and allow the room to feel light and spacious!



# 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”.



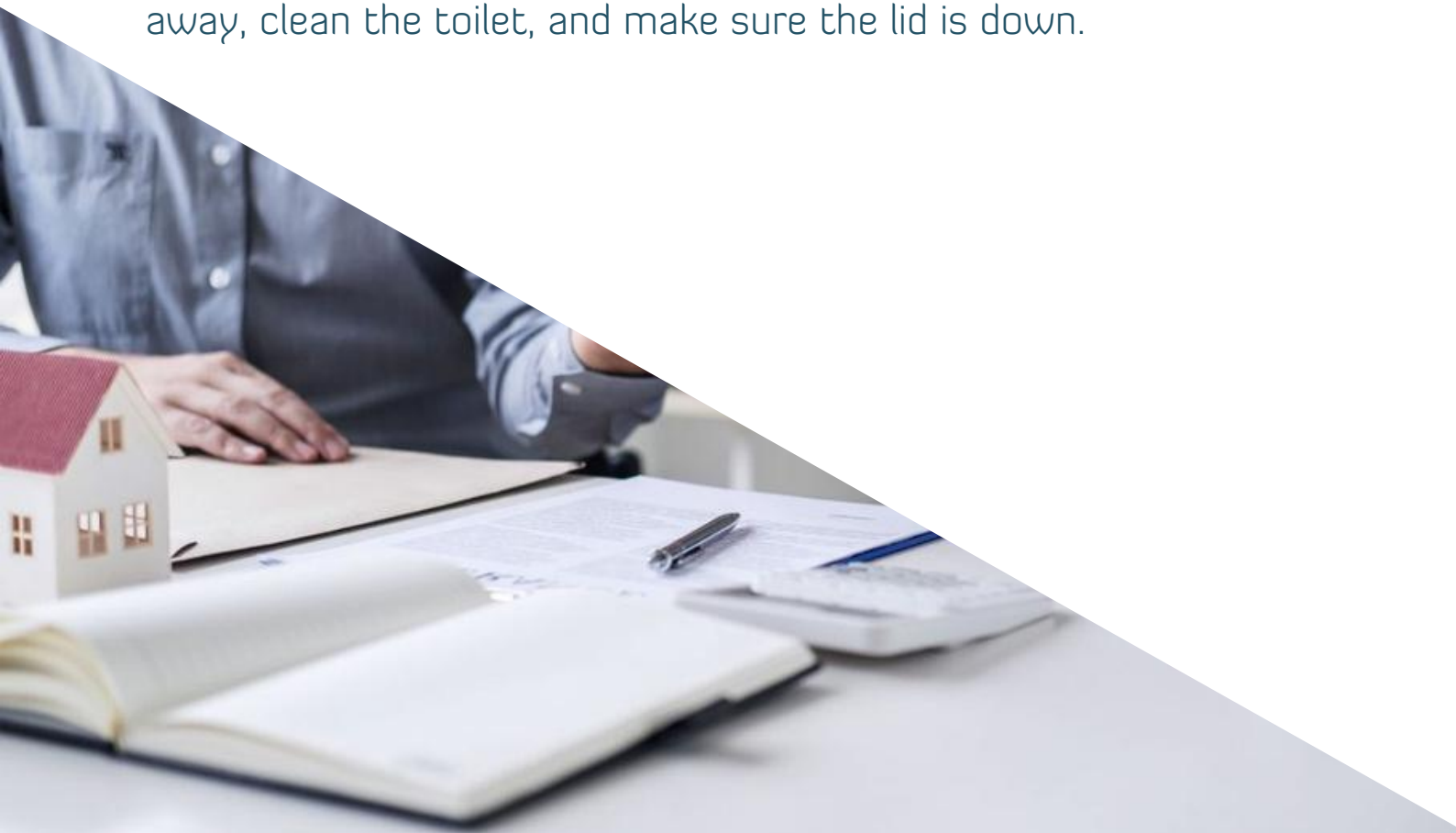
# Getting it ready to sell...

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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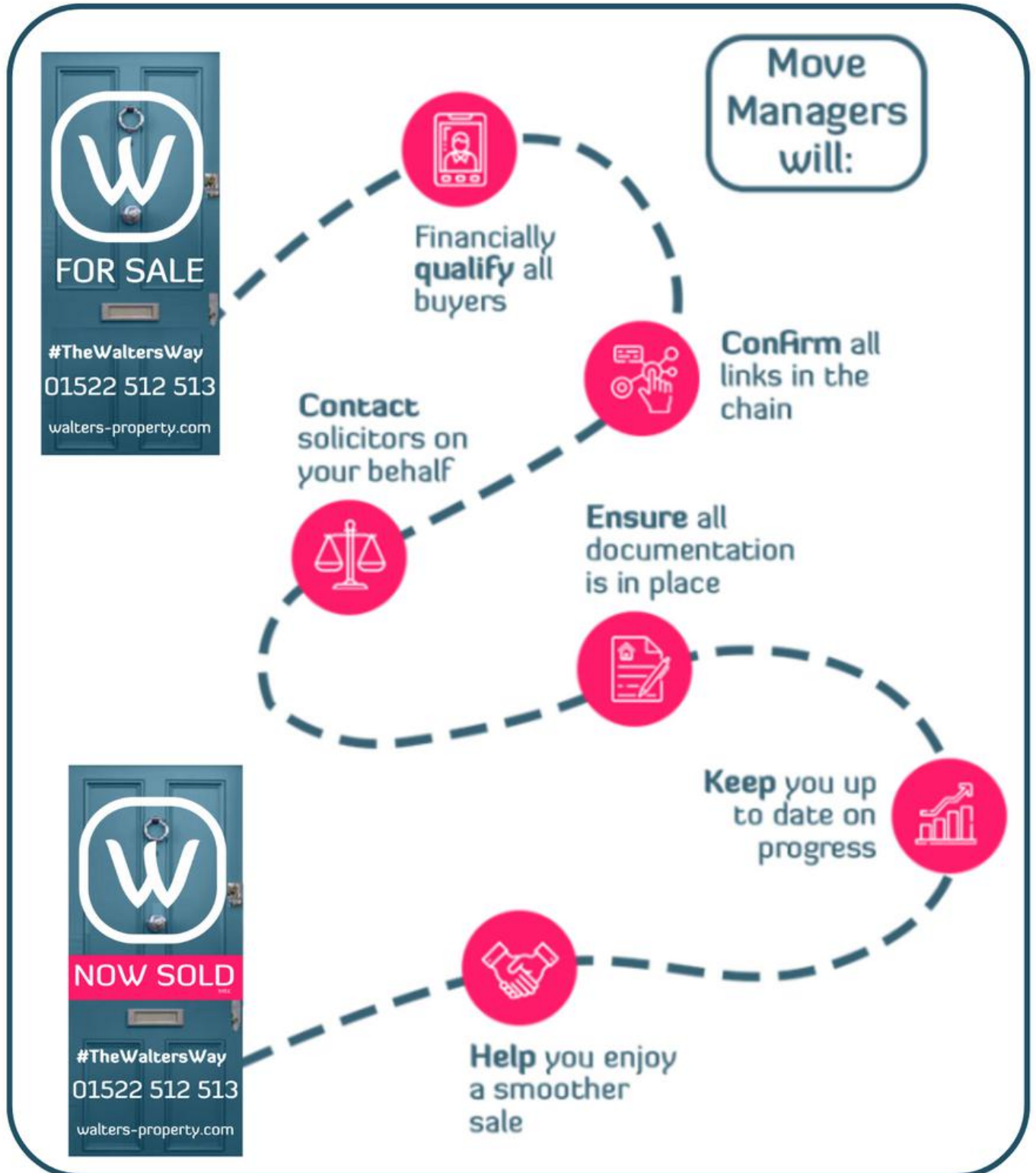
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End-to-end property experts

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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