



The essential  
guide on  
things that  
you can do to  
boost your  
kerb appeal  
when selling  
your home.





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



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0800 9 55 44 33

# INTRODUCTION:

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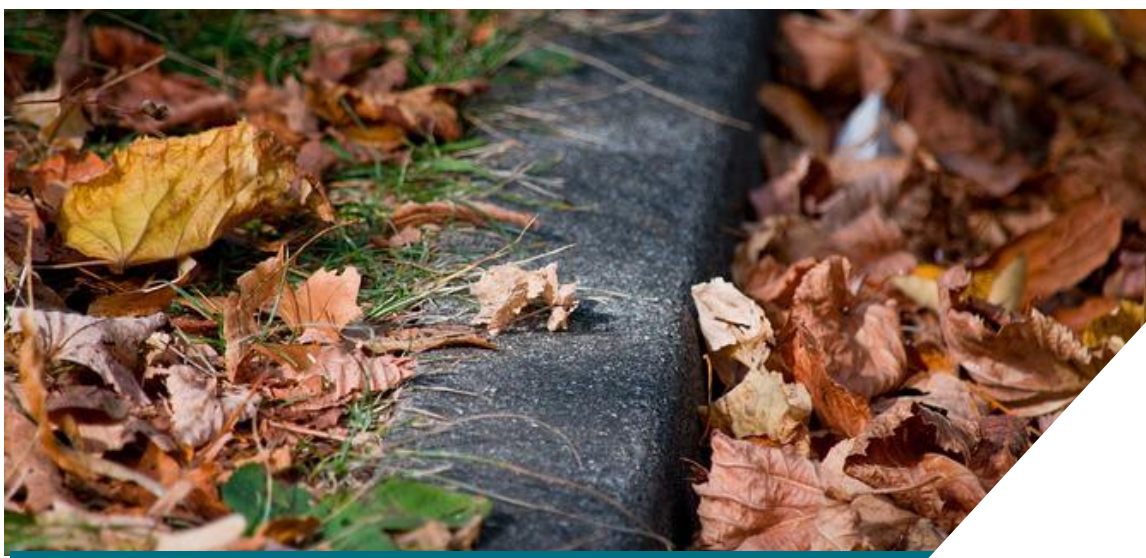
When you post your home online, the exterior photo of your home is most likely going to be posted as the first image and if its looking even slightly shabby, you risk people not clicking on your listing and not seeing everything else that your home has to offer.

Similarly when people arrive at your home for a viewing, the exterior is the first thing they will see, and they will form an opinion about your home within the first 8 seconds of seeing it, so making a good impression with the exterior is extremely important!

## Why is kerb appeal important?

Think of your home's kerb appeal as your home's clothing, hair, make up and perfume. Its what people see first, from across the road, in photographs. Its what makes the first impression! A nicely painted front door, a tidy porch, a colourful garden, a well maintained fence, a clean driveway etc!

If it can be seen, it needs to be manicured and maintained!





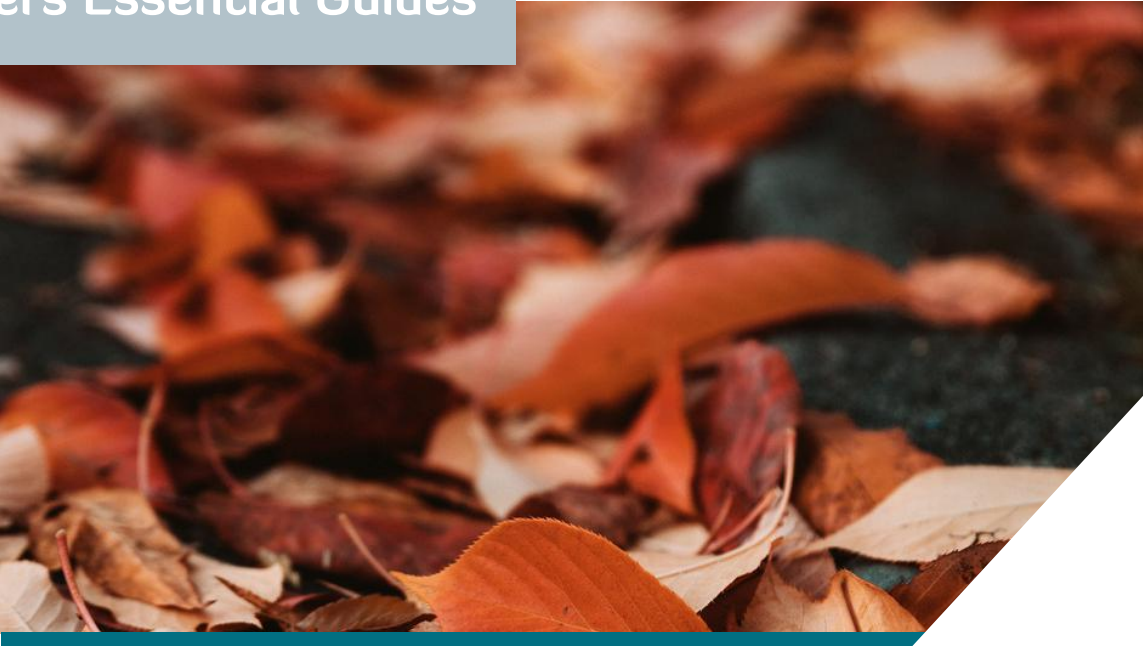
# 1. PAINT YOUR FRONT DOOR

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Think of your home's kerb appeal as your home's clothing, hair, make up and perfume. Its what people see first, from across the road, in photographs. Its what makes the first impression! A nicely painted front door, a tidy porch, a colourful garden, a well maintained fence, a clean driveway etc!

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## 2. CLEAN DRIVEWAY & PORCH

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Use a power washer to clean your driveway and/or porch to ensure its clean, free of weeds and looks bright and new!

If you have a block paved drive, do not use your power washer on full power, as this will wash away the sand in between the joints, this sand is designed to stop the block from moving. You can always brush some extra sand on the drive to improve the visual effect of being level if required.





### 3. PERIMETER

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Potential buyers would want a clear indication of where your property starts and ends so make sure all your boundary fences and walls are clearly visible and in good condition. It will be something that they look for!

Paint fences and gates if they need it, and make sure all locks are well oiled to not get stuck, and that all hinges are functioning proper.





## 4. PLANTS & GREENERY

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Exteriors of homes look much more inviting, maintained and loved with a bit of nature and colour!

Add flowers in pots to your doorstep and pathways and even decorate your porch on landing with hanging flowers in baskets.

If you have a lawn, make sure the grass is trimmed and fallen leaves are swept up. If you have gaps in your flower beds showing big patches of sand, make sure these are filled in to look lucious and healthy.







## 5. ROADSIDE

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Although it is technically the council's responsibility, you could deter buyers if your road and pavement is filled with rubbish and leaves. So its in your. best interest to go the extra mile and make sure that these areas around your house look clean and well kept as well





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## 6. REPAINT IF POSSIBLE

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If its within your budget, repaint the exterior of your home to create a big impact on your kerb appeal. This is especially important if there are water marks or peeling paint!

If not possible, ensure your walls are as clean as possible, and that there are no overgrown vines or moss that need to be trimmed away.





## 7. WINDOWS

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Make sure that the windows and window sills are clean, repainted, metal polished and any excess foliage trimmed away. Clean windows let in more light too, so will make the interior feel lighter and more spacious!





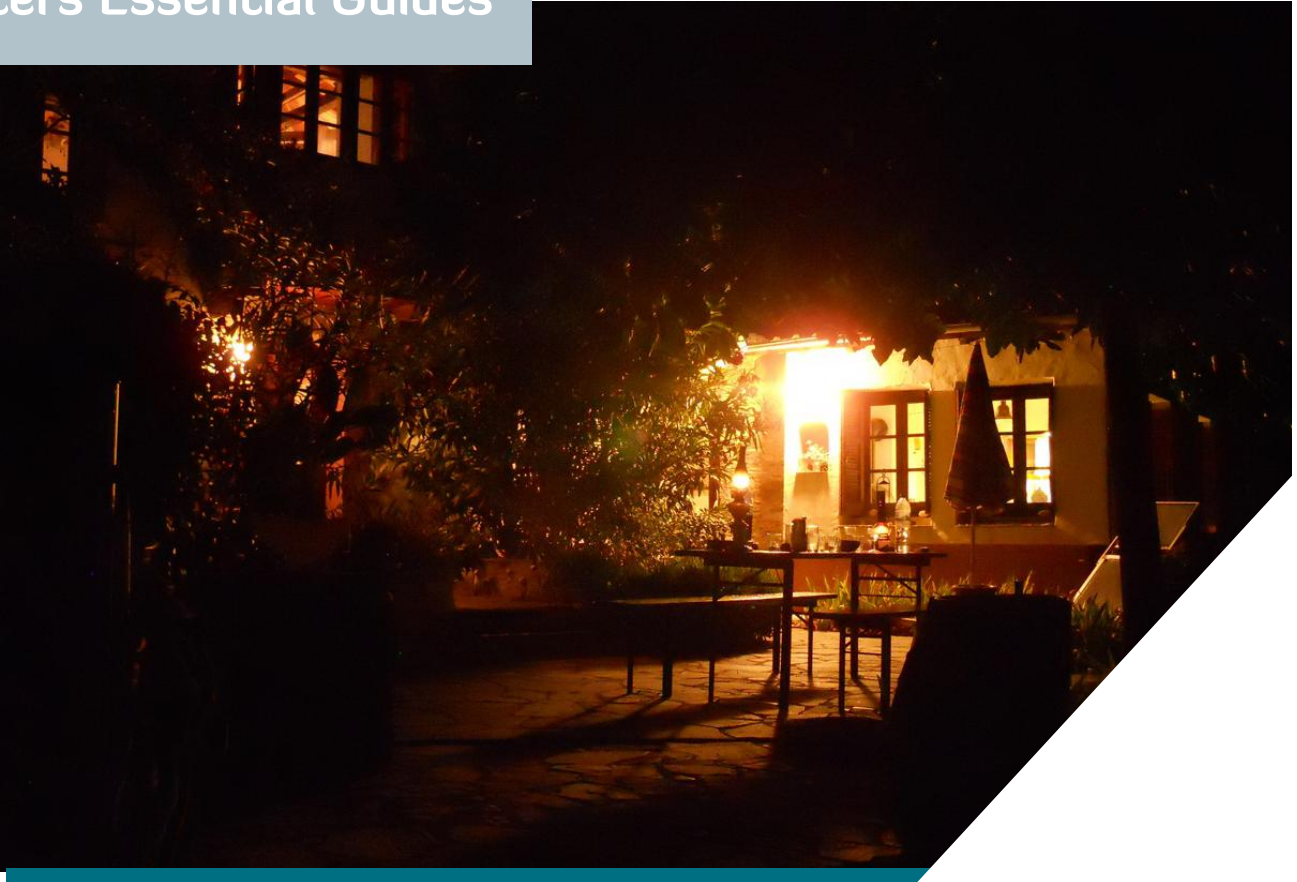
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## 8. EXTERIOR LIGHTING

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An entrance that is well lit feels safe and welcoming to a potential buyer. Make sure metal is well polished and not rusted and that the electrical works and a bulb is fitted. A bonus if the lights are solar powered!

If you want to take it even a step further, ensure any exterior lights match





## 9. DOORBELL

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Make sure your doorbell works properly, isn't covered in drops of paint and is well placed.

Simple doorbells work, but bonus points if your doorbell is more modern, perhaps with a 2 way speaker, or one of the many new camera doorbells, accessible via a phone app.



# 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”.



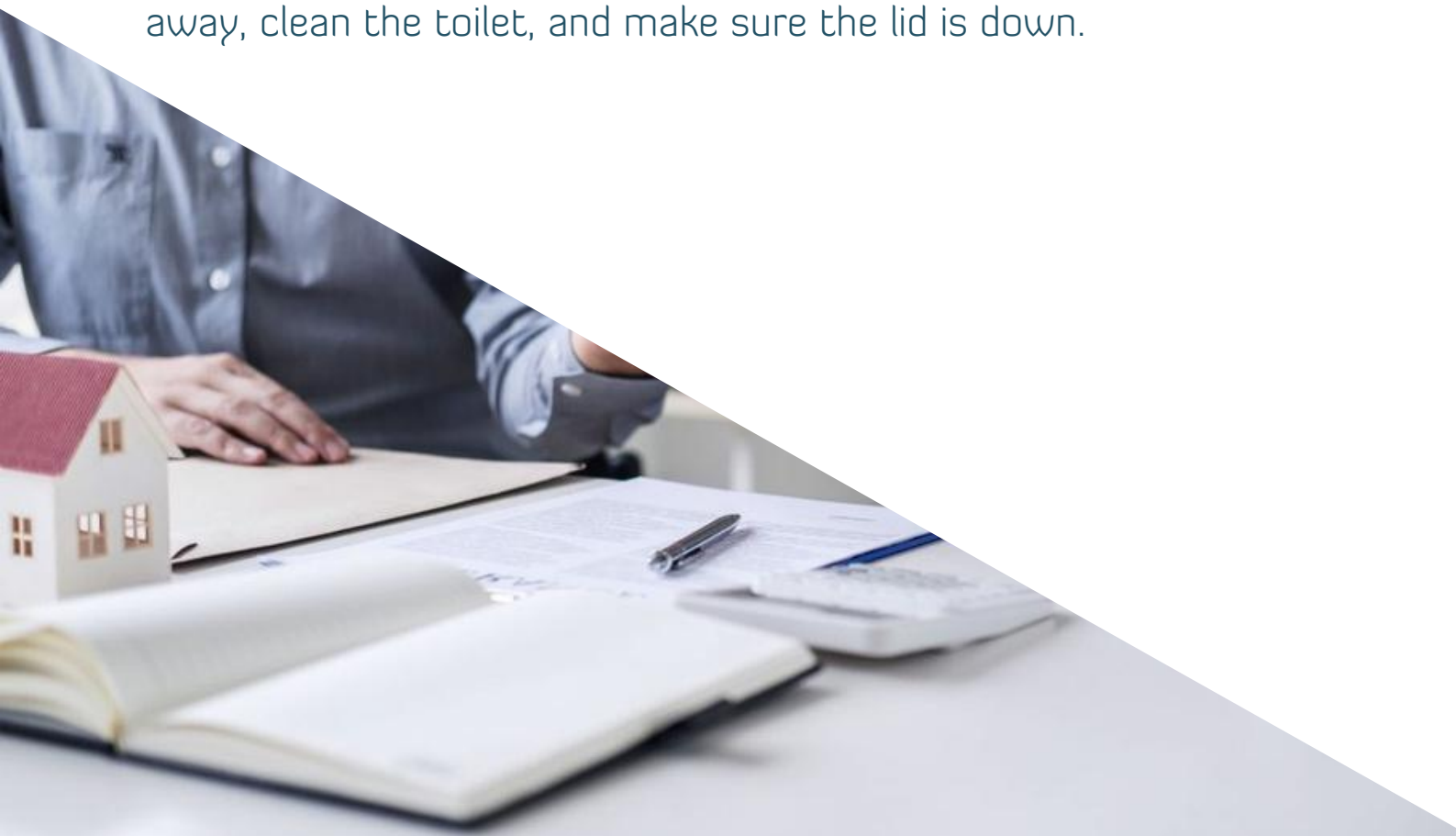
# Getting it ready to sell...

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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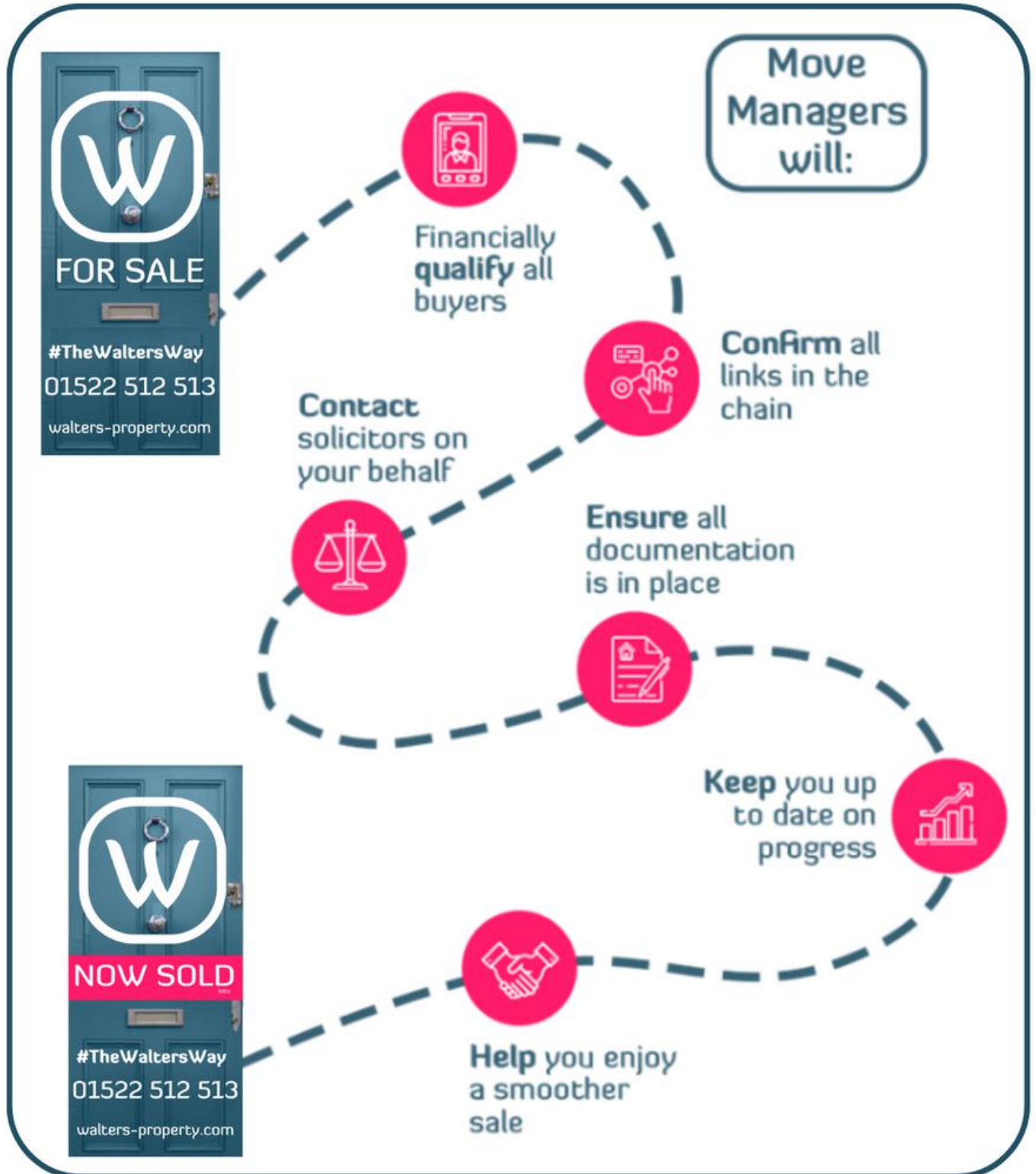
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End-to-end property experts

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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