

## Preparing the Property

Focusing on the details, when preparing a property to let, will help maximise the rent achieved. Very often, potential tenants are viewing a large number of properties and it is therefore advisable to carefully consider the presentation of yours. First impressions are vital.

### Cleaning

The property should be professionally cleaned throughout, including upholstery, carpets, curtains, windows, appliances etc.

### Decoration

If a property is to be let unfurnished, it is important to ensure that the décor is neutral, so that prospective tenants are not put off by colour schemes that do not match their own furniture. It is no coincidence that developers choose to present properties with white woodwork and off-white walls, as it makes rooms appear light and spacious and appeals to the widest possible audience.

### Flooring

Good quality neutral carpet or wooden floors are preferred. In bathrooms most tenants would rather the floor is tiled than carpeted.

### Kitchen

This will ideally be modern and well equipped with an oven and hob. Landlords should be prepared to provide appliances such as a microwave, dishwasher, fridge/freezer and washing machine or, in large houses, a separate washing machine and dryer. This may not be necessary for some tenants, who already have their own appliances, so we recommend that you delay purchasing new appliances until you have an offer. Easily replaceable china, cutlery, glassware and pots and pans should also be supplied, if the property is to be let furnished.

### Bathrooms

Bathrooms should have bath with power/electric shower over or separate cubicle. It is usual for a landlord to supply fittings such as towel rails, mirrors etc.

### Bedrooms

If the property is to be let furnished, all beds should have mattress covers. Two sets of linen and towels (neutral and plain) would typically be provided for each bed. The beds should be made up for viewing. Wardrobes should be provided if they are not built-in.

### Heating

If the property is being viewed in winter, the heating should be on for several hours during the day to give a property a welcoming feel. In an empty property it is extremely important that the heating is set to come on in winter to avoid burst pipes in freezing conditions.

### Garden

The garden should be in good order for the season. It is helpful to leave a small range of gardening tools, if the tenant is to maintain the garden.

### Exterior

This should also be in good order, as this influences a tenant's first impression.

### Furnishings

Accidents can happen and therefore you should protect valuable and vulnerable items. Remove those of sentimental value and protect antique surfaces with glass. We recommend that you de-personalise the rooms.