

Top 10 Tips for Letting your Property

1. **De-Clutter:** Nobody likes to view an untidy property. De-cluttering can make a small property look much larger to perspective clients.
2. **Wooden Floors:** Wooden give an impression of space and cleanliness. Currently they are also considered fashionable and easy on the eye. They are also easier to clean and maintain.
3. **Neutral Decor:** People naturally prefer discrete colouring. Earth tones on upholstery and furniture are preferable. If the property is to be painted light tones (beige or white) are recommended.
4. **Cleanliness:** The property should be kept clean so it looks bright and habitable. It is important not to go to extremes and this may lead to a sterile feel.
5. **Smells are Important:** Ensure that tenants are greeted with pleasant odours when entering the property. Natural scents like plants are preferable to overpowering synthetic products.
6. **Views:** If your property has a nice view, exploit it. Make sure the windows are clean and the curtains are drawn. Make sure any views are emphasised at every viewing.
7. **Natural Lighting:** If your property has good natural lighting, use it. Make sure the windows are clean and unobstructed. Open all the curtains and if possible, view during daylight hours.
8. **Furniture Flexibility:** Even if you are willing to furnish a property, don't rush out and buy furniture. Including perspective tenants in the furnishing decision making process can be a key selling point.
9. **Gardens:** If your property has a garden make sure it is presentable during view. Remove clutter, cut the grass and remove any weeds.
10. **Detail:** Inspect the property before arranging a viewing. Correct details like scuff marks, cracked or broken fittings and stains. These small points can swing a viewing your way.