

The Crib Sheet



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Or 'How to Stage Your Property & Get More Viewings, Faster'

The adage 'first impressions are lasting impressions' was never more true than for home owners looking to sell their property.

As buyers increasingly turn to Internet sites when choosing their next home, high quality, professional photos of your rooms may well mean they view your property before any others, leading to quicker sales and perhaps higher offers.

Getting the photos right becomes a vital element in this process and the more effort you are able to put into the staging of your home, the better the photos will be at showcasing your property. Staging your home for photos is relatively straight-forward and requires only a little more effort than a general tidy up.

Get the outside right

Agents talk about 'kerb appeal' for houses, so look at your neighbouring houses and think of them as your

It helps to have clean windows and gutters and if your property has rendered walls, consider repainting or cleaning areas showing watermarks around guttering and downpipes.



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competition in selling. You can make yours more striking simply by carrying out tasks such as mowing lawns, trimming hedges and borders, removing clutter from outside such as toys, wheely bins and garden hoses. Wherever possible move vehicles off driveways or directly from outside the property.

General Tips

Making sure your home's rooms are well lit will make the photos of rooms look more homely and inviting, so replace any defective light bulbs - check table or bedside lamps to ensure they work too (and if not, remove them from the area) and turn on internal lights.

Ensure internal doors can open and close without problems and remove over door hangers and any clothes from the backs of doors - particularly if they prevent the doors from closing properly. Consider removing net curtains from windows and open all the curtains and blinds. Remove personal photos from shelves, mantelpieces,

etc and consider staging rooms with fresh flowers.

Reception/Living rooms

Arrange cushions and throws on your settees neatly, as well as on other soft furnishing. It's a good idea to check furniture is arranged neatly and doesn't prevent doors from opening fully or closing.

Removing a coffee or occasional table from a small room will make the room look more spacious. With dining tables, consider setting it with tableware or simply clear it completely.

Where you have wooden or tiled floors, consider removing rugs. Check bookcases and tables are de-cluttered by removing toys, magazines, TV remote controls, etc.

Bedrooms

These are serene areas of calm and the best way to convey this is reducing clutter and tidying away distractions.

You should always ensure the beds are made with clean and pressed bedclothes and remove clutter (bags, clothes carriers, washing baskets) particularly from the floor and especially items under the beds. If you cannot see items, they won't detract from the scene.

Check that drawers and wardrobe doors are closed and if possible remove items above freestanding ward-



robes. Bedside cabinet surfaces look so much better when de-cluttered of items other than a book or two. Ensure dressing tables have only a few items on-show; removing items such as hair straighteners and dryers, curlers, etc.

Bathroom

No one needs to see the inside of a toilet bowl, so always close the lid and put a new roll of toilet paper in its holder. Bathroom cleaning products such as bleach, shower cleaner, etc, shower gels, shampoos & beauty products, toothbrushes and razors all add to the sense of clutter in these small rooms, so put them away in a cabinet or just out of sight.

Consider removing shower curtains from baths and remove any shower mats from the edge of a bath.

Kitchen

Kitchens are often the hub of a house so is the most used room. Consequently, they are often busy with items on show adding to a sense of messiness. Here's a list of ideas to reduce the clutter and improve the look:

- Close all cupboards and remove any child safety devices
- Clean the sink and remove cutlery and crockery from the draining area
- Consider filling the fruit bowl with fresh fruit or have a spray of flowers on show
- Clear worktops by removing items such as; Chopping boards, tea towels and oven gloves/mits, small appliances (but leave the kettle)
- Put bins out of sight
- Remove fridge magnets and anything stuck to the door
- Remove animal food/water bowls and beds

I hope you found this guide helpful. I am always looking for new ideas for improving the look of photos taken at properties, so if you have any tips to help others, please contact me and share them.



Bresser Photography & Digital Media



The Crib Sheet Checklist

Outside Front

Remove car(s) from drive.	
Trim hedges/scrubs.	
Remove clutter (eg, hoses, bins).	
Cut grass.	
Clean windows and paintwork.	

Outside Back

Tidy away toys, bins & clutter.	
Clean and arrange patio furniture.	
Cut grass, weed borders & trim hedges, trees, etc.	
Tidy outside buildings such as sheds & garages.	
Clean away from the garden any animal/pet waste.	

General Points

Air all rooms, particularly if you have pets.	
Inspect paintwork for chips and knocks. Freshen if required.	
Tidy, vacuum and dust all rooms.	
Consider arranging cut flowers in some rooms.	
Inspect lights and lamps. Replace bulbs as necessary.	
Open curtains & blinds fully and consider removing net curtains.	

Kitchen

Clean oven doors and remove cloths/oven gloves from the handles.	
Clear the backs of doors of clutter.	
Remove kitchen bins, pet water and food bowls.	
Clear down work surfaces and pack away any clutter.	

Bathrooms/Ensuites/WCs

Thoroughly clean sanitaryware, brightware, shower screens & mirror glass.	
Clear down surfaces of clutter (shaving equipment, toothpaste, etc).	
Remove bathmats (particularly from the side of a bath).	
Remove washing baskets of dirty laundry.	

Living/Reception Rooms

Arrange furniture and consider removing some in small rooms (eg; coffee tables).	
Check doors open/close fully without hitting furniture.	
Turn on lights for a homely feel.	
Turn off TVs (but have some soothing background music playing low, if desired).	
Set dining room tables or clear completely.	
Remove personal photos from mantelpiece, shelves, etc.	

Bedrooms

Remove nightclothes, dressing robes or other clothes from sight - ensure wardrobe doors close fully.	
Clear clutter from the floors.	
Clean down dressing tables to only a few items, & clean mirror glass.	
Use fresh and pressed bed linen. Plump pillows & cushions and arrange them tastefully.	
Clear the backs of doors of clothes & clutter.	



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