

PHILLIPS & STUBBS

PHILLIPS & STUBBS GUIDE TO SELLING THIS EASTER

Easter comes early this year and with the bank holiday weekend coinciding with the official start of Spring, there is no better time to start thinking about that move you may have delayed during winter, says Matt Lyward Area Manager at Phillips & Stubbs

“Spring is traditionally a peak selling season”, says Matt “and despite confusing messages about the state of the market, there are steps that vendors can take to ensure they are getting the best price for their home whilst making the selling process as easy as possible.

“The majority of people will be enjoying the four day weekend and it is a great opportunity to spruce up your home before inviting an agent round for a valuation. Whilst we at Phillips & Stubbs are experts in the local area, it is much easier to market a property that is well presented. By taking some time to improve the look of your home, we can then help you gain a higher number of offers at a good price.

“Get rid of clutter. Potential buyers want to be able to envisage the space as their own and removing distractions will enable them to do this. This includes ornaments and knick-knacks as well as bathrooms with assorted, mis-matched bottles and loose clothes in bedrooms.

“Give the walls a fresh coat of paint. You will be surprised at how much this brightens up your interiors and neutral colours will appeal to the majority of buyers and help reflect light which opens up living areas.

“Make the most of spring flowers; if you have a front garden, make sure it is well maintained. A pot of daffodils will add a welcome splash of colour to the front of the house. It sounds obvious but give your windows a clean inside and out. After the bad winter weather they will be grimy and a quick clean will go a long way to improving the appearance of the frontage.

“With a little elbow grease and relatively little cost, you can help us help you by improving the look of your property. By doing this, we can accurately price your property, effectively market it and send as many potential buyers as possible to view it.

“For more advice and an accurate assessment of your property, please contact us on 01797 253323.”