SELLERS / FREE DOWNLOAD

Preparing Your Home for Photos and Viewings

Small practical improvements that make a better first impression.

Start with safety and function

Repair obvious dripping taps, sticking doors, broken lights and visible hazards. Fix known problems appropriately rather than disguising defects that buyers should understand.

Give every room a purpose

Declutter surfaces, move excess furniture and ensure rooms can be photographed clearly. Keep personal items and valuable documents out of photographs.

Use light and realistic photography

Clean windows, open curtains and photograph rooms in consistent natural light where possible. Avoid wide-angle distortion that makes rooms appear misleadingly large.

Prepare outside spaces

Tidy paths, mow grass, trim vegetation, clean the entrance and make the front door welcoming. Make parking and access easy for scheduled viewings.

Be ready for questions

Have concise notes on running costs, EPC, changes to the home, parking, council tax and maintenance. Buyers may notice gaps between the description and what they see.

FIVE QUESTIONS TO ASK

☐ Are all key repairs addressed or disclosed?

☐ Have valuables and private papers been removed?

☐ Are photos accurate?

☐ Is access safe and straightforward?

☐ Are utility and service facts ready?

COMMON MISTAKES TO AVOID

- Concealing significant defects
- Over-editing images until they mislead
- Leaving viewings with unanswered cost questions

TRUSTED SOURCES

https://www.gov.uk/selling-a-home

https://www.gov.uk/find-energy-certificate

General information, not individual legal, mortgage, financial, valuation or tax advice. Rules and rates may change; check current official guidance before acting.