



This is a topic that I keep returning to, but it is really important that all properties should be presented at their best before placing them on the market For Sale or To Let. If you're deciding to place your property on the market in the coming months you may need to conduct a Spring Spruce Up throughout your property to make sure that you are ready to have the marketing photographs taken and receive viewings.

It goes without saying that greasy hobs and sticky floors are an absolute no when presenting a property. However, when your house has been beautifully cleaned, as all marketed properties should be, what else can you do to make it appealing?

Uncluttered surfaces give the illusion of space in small kitchens. Put jars and bottles away in cupboards and clear as many surfaces as possible.

Make sure that none of your appliances are running when viewers are being shown around - the buzz of the washing machine or whir of the dishwasher isn't the most inviting sound.

Always remember the 3 C's -

Cosy

Clean

Clutter-free

Dog or cat baskets and toys should be moved out of sight and all areas of your house should be pet-hair free. And as for those unwanted aromas... freshen up each room with room sprays and fragrances or open windows for a blast of fresh air to give the rooms that clean air feeling.

Draw back curtains and make the living areas as light as possible. Sunlight immediately cheers up a darkened or drab room and creates the illusion of space. If you are showing an empty rental property, always make sure that you arrive early, and open all of the curtains and blinds before the viewers arrive.

Bedrooms are probably the most personal rooms in the house, so try to make them welcoming. Clothes and footwear should be put away and carpets should be fluffy and spotless. Again, clear as many surfaces as possible, to give the illusion of space.

Make sure all bins in the property are clean and empty.

Always ask your agent for tips on how to arrange the property. A good agent should always arrange cushions, move toilet rolls, clear away anything unsightly or any clutter in a room and open all curtains and blinds before taking marketing photographs or before conducting a viewing.

Wishing you all the very best with the selling or letting of your property!

I hope you enjoy reading our newsletter and find it both informative and useful.

These articles are designed for people who have an interest in the residential property market in and around the Alfreton and Ripley areas.

We are a local, family run estate agency, passionate about property and our local area.

If you have any questions regarding the information in this article, property investment, lettings or management please feel free to contact me. I am always happy to help.



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EPC Regulation Changes...

A reminder for our readers that from 1st April 2018 - EPC regulations change!

As from the 1st April 2018 there will be a requirement for any properties rented in the private rented sector to have a minimum energy performance rating of E on an Energy Performance Certificate (EPC).

The regulations will come into force for all new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies on 1st April 2020. It will therefore be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. A civil penalty of up to £4,000 could be imposed for breaches.

It is recognised that there are some properties that will not reach an E rating and the Energy Assessor will note this on the EPC and a note of the highest possible rating will also be given on the document.

As long as landlords comply with all the recommendations on the EPC it will be legal to let properties that cannot be brought up to the minimum standard. The new rating will be noted on the revised EPC and a potential tenant will therefore be aware that the property may be expensive to heat - this may have an impact on a landlord's ability to let the property as more tenants become conscious of higher fuel costs.



Do I need an EPC?

Energy Performance Certificates (EPCs) are needed whenever a property is:

- built
- sold
- rented

You must order an EPC for potential buyers and tenants before you market your property for sale or rent.

What is an EPC?

An EPC contains:

- information about a property's energy use and typical energy costs
- recommendations about how to reduce energy use and save money

An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

If you are unsure if your property has a valid EPC or not please contact us with the postcode of your rental property and we can investigate this for you.

How do I get an EPC?

You'll need to find an accredited assessor if you're selling or renting out your home, They'll assess your property and produce the certificate. A local estate or letting agent can arrange this for you or you can find accredited assessors on the government website.



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