



ASSESSMENT HIVE

IMPORTANT INFORMATION ABOUT YOUR APPOINTMENT

Energy Performance Certificates

- We will need access to all rooms in the property including lofts and basements
- Gas and Electric meters must be easily accessible
- We will need to access the boiler and water cylinder (if applicable)

Legionella Risk Assessments

- The water will need to be on for at least 30 minutes prior to appointment unless the property has a combi boiler
- We will need access to all taps, showers, baths and water outlets
- Gas and Electric meters must be easily accessible
- We will need to access the hot and cold water system including the boiler, any tanks and the cylinder (if applicable)

Floor Plans

- We will need access to all rooms
- We will need access to the front and back gardens

Photography, Virtual Tours & Videos

When buyers are looking at properties online or in estate agent's brochures, they make their minds up in seconds. That's why getting the photos and tours right is important as it could mean higher offers and a quicker sale. Why? Well, because first impressions count.

Front & Back Gardens

- Choose the time of day when the front of the house is shown in a good natural light
- Try to choose a clear, bright day
- Move any vehicles from the outside of the property
- Remove any clutter from outside the property such as bins and hoses
- Mow the lawn
- Clean the windows

Reception rooms

- Remove scruffy throws from sofas
- Arrange cushions to look smart and tidy
- Set dining room tables
- Remove rugs, especially where you have wooden or tiled floors
- Any children's toys or piles of magazines, DVDs etc should be out of sight
- Set the scene inside
- Moving furniture around may help to make a room look more spacious
- Make sure your home is well lit, and replace any light bulbs that have gone out
- Open all curtains and blinds
- Fresh flowers help to breathe life into a property

Bedrooms

- Make the bed and choose bed clothes that compliment the room
- Anything stored under the bed should be completely out of sight
- All drawers and wardrobe doors should be shut

Bathroom

- Keep the toilet lid down
- Remove clutter like shower gels and tooth brushes
- Close the shower curtain
- Remove toilet paper from its holder
- Any towels should be neatly arranged and folded, and chosen to compliment the room

Kitchen

- Clear all work tops and make sure there are no tea towels or chopping boards on show
- Move bins out of sight
- Clear away appliances
- Close all cupboards
- Hide all fridge magnets
- Clear the sink (no dirty dishes!)
- If you have pets, hide their food bowls and beds
- A full, fresh fruit bowl can add a flash of colour