

Top Tips to SELL or RENT *your house*

Whether you want to get your house off the market or fill your rental property with happy tenants, home staging experts bB Design House offer tips that guarantee you'll get that contract signed.

Lovely living space

- Create living spaces that are strong in symmetry and rich in accents to create a room that's warm and inviting.
- Use furniture that's of low height so it doesn't override the space and display fresh flowers to breathe some life into the area.
- Redecorate if the room is looking a little on the scruffy side. Choose a light neutral colour to ensure the room is light and airy. Match the rest of the room to that colour as potential buyers or renters will find the matching décor soothing and relaxing.
- Replace floor coverings if they're past their best or badly stained. You don't need to choose the most expensive one on the market, just make sure it doesn't look too cheap, and again pick a neutral colour. If you have wooden floors, consider having them refurbished.
- Updating the lighting in your living room is a great idea if you're trying to appeal to viewers. Choose soft lighting with a modern fixture, complement it with similar table lamps.
- Add a touch of luxury to the room. Soft furnishings can really tie a room together and make it look more comfortable. They needn't be expensive, a few new cushion covers and a throw will make the room look far more welcoming.



Beautiful bathrooms

Potential buyers/renters will spend a lot of time viewing bathrooms as it's one of the most expensive rooms to repair if any items are not working correctly or if the tiles need redone. So highlight important aspects such as new taps and fittings as these are elements that buyers don't want to have to replace and can really make a difference to the overall look. Bathrooms really can make all of the difference, so stage it perfectly and update brassware if it's needed. Give walls a new lick of paint and make sure fixtures are in good working order. Keep light fittings to a minimum and make sure the space is clean and sparkling. Get rid of worn accessories such as towels, flannels, soap dishes and toothbrush holders and replace with fresh new ones. If your bathroom suite is plain – lots of people opt for neutral white – then add a small touch of colour with bright accessories so it doesn't look too clinical.



John Lewis
from £14



Stair runner, naken.co.uk, £45.60 per metre



Fancy floors

Update flooring if it's worn. If you have original floorboards hiding under your old carpet, rip it up, and restore them. If you can't live without something soft under our feet, then opt for a runner or a beautiful rug.



kelly.com
£89

The best dressed bed

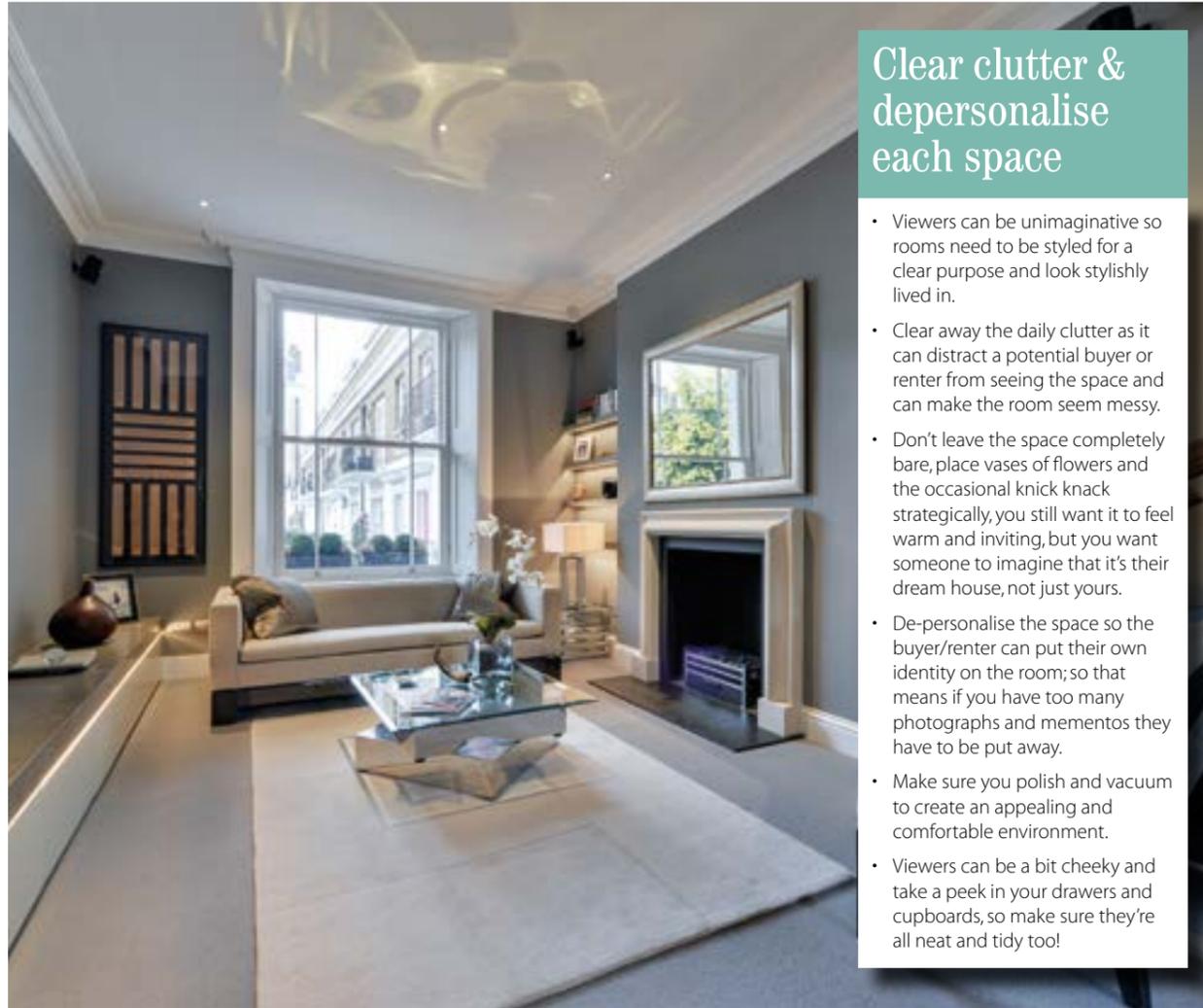
The bedroom is a place to relax, so choose calming, neutral colours. Dressing the bed is very important; choose quality fabrics that add textural interest. Buyers/renters are investing in their dream space, so don't let them think it's too cramped or small. Consider how the furniture is displayed, if it's too big for the space or there's too much of it, remove it or move it. Create a calming area that is also comfortable and functional.



Bedspread,
Dunelm Mill
£39.99



Bedding, Dunelm Mill, from £4.99



Clear clutter & depersonalise each space

- Viewers can be unimaginative so rooms need to be styled for a clear purpose and look stylishly lived in.
- Clear away the daily clutter as it can distract a potential buyer or renter from seeing the space and can make the room seem messy.
- Don't leave the space completely bare, place vases of flowers and the occasional knick knock strategically, you still want it to feel warm and inviting, but you want someone to imagine that it's their dream house, not just yours.
- De-personalise the space so the buyer/renter can put their own identity on the room; so that means if you have too many photographs and mementos they have to be put away.
- Make sure you polish and vacuum to create an appealing and comfortable environment.
- Viewers can be a bit cheeky and take a peek in your drawers and cupboards, so make sure they're all neat and tidy too!



Mirror, mirror on the Wall...

Mirrors reflect light and create the feeling of space. Instead of hanging mirrors in practical places, strategically place them where they will reflect windows and light, either naturally or from your lighting scheme. Choose mirrored panels on furniture, which has a similar effect.



Sainsbury's
£12



Next
£115



sweetpeaandwillow.com
£623



Bespoke kitchen, John Lewis of Hungerford, price on application

The deal breaker room

The kitchen is the most important room in the house that can arguably be the deal breaker for the rent or sale of your property, so try these cost effective ways to improve the prospect of a sale or rental. Replace chipped or worn doors, change handles and give walls a new coat of paint. Replace tatty accessories such as tea towels and crockery. Invest in some shiny new mod cons, so your kitchen will look modern, even if it's not! Rearrange work surfaces so that it remains functional but uncluttered and banish any kitchen equipment you don't use on a daily basis to the cupboard. According to research, the smell of baking entices buyers and renters to sign on the dotted line, so get that apron on – if you're not Mary Berry, just buy a packet mix and pop it in the oven before a viewing. effective ways to improve the prospect of a sale or rental! agreement.



John Lewis
£40

John Lewis
£40

Maximise the room space

Viewers are increasingly becoming more aware about the importance of room proportions and maximising the space. A small room can actually look a third larger simply by having furniture in it. Because our eyes don't allow for us to calculate distances, empty rooms appear much smaller. Furniture shows just how functional a room can be, even if it's small. So don't feel intimidated by a very small bedroom space, but do try to find a way of squeezing in a small bed if possible so that the viewer doesn't think it's a box room or study and can clearly see its purpose. If it's a really tiny room, use low height furniture so it doesn't crowd the space.



Double bed, sofa.com, £945.

For more expert advice from bB Design House...

Visit their website, www.bbdesignhouse.com or call them on 0845 680 1033. bB Design House offers a high quality home staging furniture rental service seeking to maximise property sales and rental opportunities to the largest number of buyers via home staging on behalf of homeowners, developers, estate agents and landlords.