



Web: [www.jameslorne.co.uk](http://www.jameslorne.co.uk)

Tel: 07725 112 067

16 Goodern Drive

TR1 3FD



## Vendors' Guide: Preparing Your Property For Photography

## Exteriors

The front exterior is usually the first photo any potential buyers will see so it needs to look immaculate. Paint anything that needs painting and remove anything that needs removing. I can move bins and recycling boxes when I take the photographs.

- If terraced, park car in front of property and move for picture
- Mow the lawn
- Remove any visible weeds
- Remove any garden matter, leaves, wood or any kind of waste not in a bin
- Sweep the drive/pavement if there is dust, leaves or litter
- Remove/hide all garden toys
- Open the curtains/blinds to match on all visible windows
- Clean tables and chairs
- Put lids on BBQ's



## Bedrooms

Bedrooms are generally shot to show a window and fireplace if present. If unable to hide clutter please leave in the corridor outside the bedroom.

- Make the bed (please don't leave clothing under the pillows – it shows)
- Remove/hide things from top of wardrobes
- Remove/hide things showing under bed (so many lovely shots ruined by this)
- Remove/hide phone chargers if visible
- Remove/hide glasses, cups from bedside table
- Arrange curtains evenly
- Close windows
- Remove/hide personal items including: jewellery, photographs, deodorant, dentures, sleepwear
- Remove/hide cots



## Bathrooms

Removing toiletries from the bathroom can go a long way in depersonalising your bathroom. It's often easiest to put them all in a box and leave them on the bathroom floor by the door.

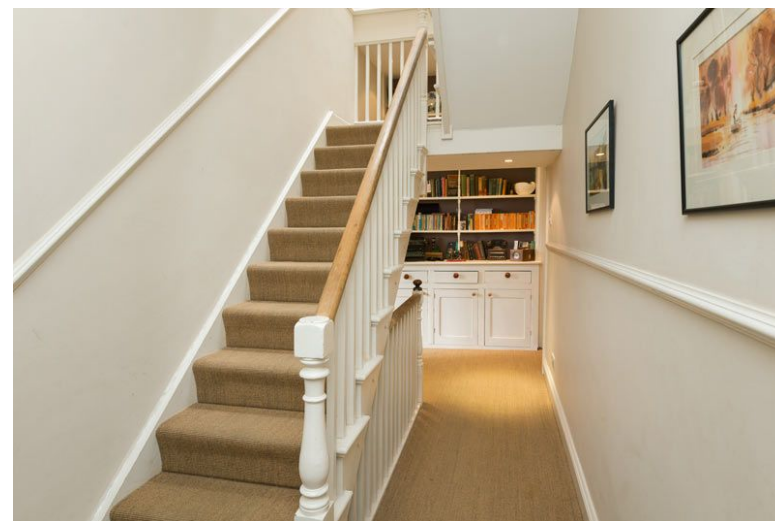
- Remove all toiletries (soaps, shampoos, tooth brushes, loofahs etc)
- Remove cleaning products/cloths
- Removing dressing gowns
- Ensure any towels visible are not creased
- Put the toilet seat down
- Remove the bin (this can be put by the toilet door)
- Remove the toilet brush (this can be put by the toilet door)
- If you decide to clean the bathroom on the day of photography, please allow a few hours for it to dry



## Hallways (may not apply)

Hallways are only photographed if they are wide or if they feature intricate details such as stained glass windows. I can advise on the day. Please be prepared to move anything.

- Remove/hide coats
- Remove/hide shoes
- Be aware that people in photographs on the wall may be visible
- Straighten rugs to be parallel with wall
- Tidy any electrical cables that may be visible



## Living Rooms and Snugs

Living rooms are really important to get right in pictures. The main shot will be to show the windows and fireplace. A second shot may be taken if it adds something to the property.

- For fires or wood burners, have 2-3 pieces of newspaper ready to light. This looks much better than wood fire
- Remove any personal photographs
- Fluff sofa, cushions and arrange throws nicely
- Place TV remote controls out of sight or neatly in front of TV
- Remove toys
- Draw curtains as wide as possible but keep them neat and even



## Dining Rooms

It's always good to have at least enough chairs around the table to match the number of people the property sleeps. If you have less it suggests the property is not big enough for that number of people to live in.

- Match the number of chairs with how many people the property sleeps
- Fresh flowers or candles on the table always look good
- Remove any clutter from the room
- Organise possessions on shelving
- Remove paperwork if your dining room doubles up as your home office





## Kitchens

Arguably one of the most important rooms to show well. Make sure the kitchen is clean and decluttered the rest will take care of itself.

- Hide/remove all electrical appliances except for kettle, toaster and microwave.
- Hide/remove all detergents and cloths
- Hide/remove any tea towels
- Hide/remove any pet food bowls/trays
- Hide/remove fridge magnets
- Hide/remove children's drawings
- Place flowers on kitchen table/work top/window



## Utility Rooms/Offices

It's often useful showing this room but not essential. It will be on your floor plan. The cleaner, bigger and tidier it is the more I would recommend including it

- Remove/hide washing from washer/dryer
- Remove/hide detergents
- Remove/hide pet food/bowls/litter trays
- Straighten rug

