

- ◆ Use odour neutralisers to dispel with cigarette or animal smells. The delicious aroma of brewing coffee or freshly baked bread will convey the impression that you enjoy your property.
- ◆ Bathrooms should be gleaming. Repair any broken tiles and reseal around the bath and basin if necessary. An oil burner or soaps add a nice touch.
- ◆ Place freshly cut flowers throughout your property.
- ◆ Turn the radio or TV off, maybe in favour of a restful CD. If you do have a dedicated movie room to show then get this going, surround sound and all. A DVD like Shrek will also keep the children amused.
- ◆ Adjust the heat pump to make sure the temperature inside is even and comfortable, light the fire in winter.

### It's the little things that count

- ◆ Attend to any small maintenance jobs such as sticking doors or windows, dripping taps, squeaking hinges, loose door handles, blown light bulbs or faulty switches.

### Create a feeling of spaciousness

- ◆ Ensure your kitchen is spotless; the working areas are uncluttered with tidy cupboards and pantry.
- ◆ Make sure wardrobes are tidy – they'll look larger.
- ◆ Mirrors in smaller rooms can convey the feeling of more space.
- ◆ To enlarge room size appearance, perhaps store some furniture and ornaments.



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