



15 WAYS

to ensure a stress free house move ...

When it comes to buying and selling your home, it's right up there as one of the most stressful things anyone can do! However, it doesn't have to be like this; with a little forward planning, a touch of patience and great communication it can actually be quite smooth and stress free.

Here are our top 15 tips for making things so much easier:

- 1 Give yourself as much time as possible** before you actually put your property on the market for sale. This will allow you time to declutter; touch up; redecorate and carry out minor repairs in order to present your home in the best possible condition.
- 2 Instruct the right Solicitor at the very beginning**, even before you have found a buyer. This way you get to know who you are working with, how they will work with you and the relevant paper-work can be prepared (excluding the sale price) and ready to send to the buyers solicitor as soon as you have a buyer, avoiding any delays right from the start.
- 3 Make sure you get a HIP** (House Information Pack) in place as soon as you think about moving. You cannot now put your house on the market without the HIP in place first. Ring Clutton Cox and we'll get things moving for you.
- 4 Get your mortgage offer in place**; talk to mortgage lenders as soon as you are thinking about moving. By having financials in place early on it will make you a more attractive and credible buyer for any vendor.
- 5 Be realistic**; with the current economic situation get at least 3 local Estate Agents for a valuation, and don't go for the highest valuation. We are in a tough market not a boom – so pricing to sell will get people through the door to view and sell your house faster. Remember the property you buy will be cheaper too!
- 6 Be upfront with your solicitor**, they are on your side after all. Share with them any potential problems or possible issues however small or insignificant they may seem to you. Your solicitor can then judge any impact they may have on your conveyancing transactions.

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- 7 **Avoid same day exchange and completion;** this is a recipe for potential disaster and for maximum stress! You may be encouraged to do this BUT most house sales involve a chain, and sometimes a lengthy one. You may not actually move on the day proposed because one person in the chain may change their minds. So for your sanity avoid it at all cost!
- 8 **Ensure you visit the property you want to buy several times,** and at different times of the day to be sure it really IS the property for you before exchange of contracts. It's a bit late to find out once you've moved in for example that you get no sun in your garden after 3pm, if a sunny garden was a definite must!
- 9 **Keep in regular contact with your Solicitor and Estate Agent,** after all they are working for YOU! Regular and clear communication is vital. So whether you have good or bad news, pass it on asap.
- 10 **Don't organise a removal company** until you have a firm moving date from your solicitor (not Estate Agent). It could avoid you having to reschedule or be forced to move to another removal company.
- 11 **Avoid putting an offer on a property when you have not found a buyer** for your property unless you have additional funds – experience shows this really puts unnecessary pressure on you, and makes you appear less serious to the seller, not to say the pressure you are putting on yourself and your Agent to find a buyer asap.
- 12 **Don't skimp on the survey;** this is probably the largest single purchase most people make, so don't be caught out by always opting for the cheapest option! Even new houses can have major faults (we've all seen TV shows on this) . . . so opt as a minimum for a Homebuyers Report for peace of mind, and wallet!
- 13 **Agree the list of fixtures and fittings to be included in the sale price asap;** avoid nasty fallout on the moving day by having a clear and concise check list for the house you are selling and the one you are buying – that way there should be no last minute disagreements
- 14 **Find out who the current service providers are early on in the process;** organise for all the meters to be read on both your existing home and your new home to avoid any future disputes. Contact the phone company(s) asap too, to ensure all the paperwork is drawn up for a smooth transition.
- 15 **Be organised;** don't leave packing until the last minute. Pack room by room, clearly labelling the boxes as you go and use this time to declutter too! If you haven't used it for 3 years, why move it to the next house? Even consider hiring a small skip to make the job even easier or take it all to a car boot sale and make some money! How good will it feel when you just unpack what you use and need at the new house and not all the old junk from the last house move too.

Established in 1794 (we don't look that old, honest), we have a long and proven track record in getting our clients on the move as swiftly and smoothly as possible!

Our business and reputation has been built on going 'a great job' . . . but please don't take our word for it:

💬💬 I thank you for the exceptionally quick service you have provided for me. I never imagined things would all go so quickly and smoothly!
Very much appreciated!💬💬
Stuart, Chipping Sodbury

💬💬 Paul, there are certain things in life which are made easier by the "nice" people you meet along the way. Thank you for your help; in fact thank you for everything; I'm glad I wasn't in this alone.💬💬
Ms L. Love, Bristol

💬💬 Many thanks, Irina, for your help with our sale and purchase. Everything was done promptly and you kept us informed at all stages of the purchase. Thanks to you we have enjoyed a sunny bank holiday in our new home. Thanks again.💬💬
Jo, Matt & William, Bradley Stoke