

Fix those faucets

Whoever said beauty is in the eye of the beholder probably did not expect it to be used in the context of bathroom fixtures. Creaky and leaky taps are just not acceptable. Neither is that trickle of water from the shower. If you are planning to sell your house in the foreseeable future, you still may have a couple of months in hand to fix these details so they don't come as a big expenditure right at the end. Bathrooms are probably one of the biggest pet-peeves of home owners. Fix that water pressure and do not line up beauty products on the window sill.



Let in natural light

Nothing warms the heart more than a well-lit house. Natural light gets rid of dampness and a dungeon like appearance. Unblock windows and balconies by removing any extra material. Opt for a foldable clothes stand instead of hanging a permanent rope/wire across the balcony to allow sunshine to literally pour in. Simple modifications can help avoid unnecessary obstructions and add great value to your house. For open houses scheduled in the evenings, have some interesting electrical illumination that casts a fuzzy glow on the house. Your home will also photograph beautifully if you decide to shoot lit pictures to illustrate its saleability on a website.

Green it up

Add a few indoor plants that require little sunlight and water. Plants are a great way to bring nature into apartments and high rises. Rubber and cactus miniatures look great on tables and do not occupy much space. Some DIY projects for making cool indoor gardens in glass bowls are a good stress buster and a great weekend project for the kids too.



Fixtures

Cello tape glue on the walls, loose nails and

holes, broken doorknobs and half-shutting kitchen cabinets are just little details that need some paying attention. If your kitchen is old, you may consider upgrading to the latest modern equipment such as new utensil racks and adding a chimney and exhaust fans for better ventilation in the house. Overall, these may or may not require a big budget. It depends on the individual and may be a deciding factor for a buyer sitting on the fence.

Furniture

If you plan to sell a furnished house, you have to make sure that all the furniture is in working condition. If you have the skills, you may opt for a DIY-servicing or hire a professional to do a one-time thorough job. Make sure the plugs have no loose ends. There should be no exposed wiring or a gigantic web of wires dangling from other electronic goods that give an impression of neglect and indifference.

Additional areas

If you stay in an independent house or a bungalow and your property comes with a garden or a lawn, the grass should definitely be green on each side. A swimming pool should be clean with clear water and no insects floating in it. The bottom line is – the more ready-to-move-in your property is, the better the price you get for it.

All these are small costs that add up to make a big impact on a buyer's first impression. Beware, all the above may not be necessary to make your house sparkle. It is necessary to evaluate the home market in your zip code to assess the right value you can bring. If you are located in an area which is heavily in demand, these may add less value as compared to an area of oversupply where a buyer is spoilt for choice.

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