

# AUTUMN

**Early Autumn** is one of the best times of year to sell your house with the summer holidays over and Christmas still a dot on the horizon, demand from prospective buyers rises sharply. Even if you aren't thinking of selling, it's a great opportunity to carry out useful DIY to keep your property in good order. Even if you aren't thinking of selling, it's a great opportunity to carry out useful DIY to keep your property in good order.

**The colours of the season** present a fantastic opportunity to take some stunning photographs of your home. Make the most of the opportunity by ensuring that the exterior of your property and gardens are at their best and Cobb Amos will be happy to take care of the rest.

**Remember** that Winter is only a matter of weeks away, so attend to any exterior home improvements without delay. Bad weather can quickly make mouldy or flaking paintwork look disastrous to viewers. You should also check for any defects on your roof and clear your gutters of leaves once a week.

**With darker evenings** now upon us it's worth trying to arrange viewings during daylight hours. That way your viewers will see your property in all of its naturally lit glory. If daylight viewing isn't an option, think about your lighting. Brighter lightbulbs will give out more light, helping your viewers to appreciate every corner of your property. Think about what you want viewers to 'feel' when they enter a room - spacious, warm or bright - and select bulbs to suit each room.

**De-clutter and de-personalise.** At the end of Summer, remember to tidy the barbecue and the garden furniture away into storage. Even if you live in a flat, it's worth tidying up any outside space. The same applies inside: a good tidy-up and clean will stand you in good stead for photographs and viewings.

**As temperatures** start to drop, turn on the heating on half an hour before any viewing to take the chill off any rooms. Better still, if you have a real fire, get it crackling away - it might just do the trick!

**Heating checks.** Now is the time to check your heating is working. Don't wait until you need it, give it a trial-run now to make sure that it is working properly. This means that if you need repairs to your boiler or heating system you can book it in before you really miss your central heating.

**Chimneys and Flues.** You should have your chimney swept and flues checked to make sure you can use them safely when the nights get colder. You may want to think about fitting a wood-burner which is a more efficient way of heating a room than using an open fire and still gives you the cosy feeling of having a real flame fire.

**Rake up the leaves.** Fallen leaves will deprive your grass of crucial sunlight during the fall months. Leaves can also accumulate and get wet, leading to mould growth and a breeding ground for pests.



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