



REGAL  
— ESTATES —

## HOW TO SELL YOUR HOME WITH 2 CHILDREN & A DOG

Selling your home can be stressful enough, before you add the complications that selling your home with pets and children adds to the process.

REGAL-ESTATES.CO.UK

At any one time approximately 3% of residents in the UK are in the process of moving. When you consider that there are now over 7.7 million families with dependent children, in addition to just over a fifth of young adults aged 20 – 34 still living with their parents, that's a lot of families with children at home trying to sell their house.

As much as we all love our kids, trying to sell your home with kids in situ can make the whole process a little more difficult. Young kids can make a mess and leave the house looking untidy, teenage kids can find the whole process rather 'inconvenient' and young adults just clutter up the house and can make it feel smaller.

So how do you balance keeping a comfortable family with keeping your home clean and tidy and ready for viewings?

Start by talking to the kids about moving home. For younger kids make it sound exciting, like an adventure. If they are nervous, make the move sound attractive with promises of a bigger bedroom or a garden they can play in. But explain that you need to keep your home looking tidy for people who might want to view it.

For older kids, explain that you have decided to move, and that you will need their cooperation.

Get them to help declutter the house and their rooms – clear off the fridge magnets, put away the school paintings, and find somewhere out of sight to store the baby steriliser. Clear the bathroom of bath time toys, hide the fireguard and take down the stair gate for viewings.

Think about investing in a toy box. There may be families with children looking at your home but that doesn't mean they want to see your kid's toys everywhere! Buyers want to see the space. A beautifully organised kids room is much more attractive and could just help clinch a sale. Keep toys out of your main living areas wherever possible.





You only have to watch the adverts on TV to appreciate how much we love our pets in the UK. Over 9 million of us have dogs and 8 million of us have cats, to say nothing of the fish, guinea pigs, rabbits, snakes, reptiles, mice, birds, goats, ponies and even llamas that some of us choose to keep as pets!! So why, when it comes to selling a home, are pets a big no-no!

Not everyone is a pet lover, some people have allergies to animals, and some people are even afraid of certain animals. Also, the mess that some animals leave can be very off-putting to potential purchasers, whether it's the smelly litter tray in the corner, or dog hair over the carpet.

Try to clear away things that might put off viewers. Tidy food bowls away, move the litter tray, and think about where your pets are on the day of a viewing. Perhaps ask someone to take your dog for a walk, as some viewers might be scared of dogs, no matter how small. Maybe think about moving the reptile tank into the garage, or ask a friend to look after it for a while. Think about where the cat is and pop it in the garden, making sure to lock the cat flap so it can't sneak back in before the viewing – after all you don't want your potential viewer sneezing as they try to look around your house because they are allergic to cats!

If you have fish, make sure the water is fresh and the tank looks sparkling clean, and maybe make a feature of it with some nice lighting.



Whether you have children, pets or both, having a plan for how to manage them through the sales process is key. Pop in to our offices to chat with our team who have ... or call us on:

**01227 763888** (Canterbury)

**01304 611227** (Sandwich)

**01304 809800** (Dover)