



THE VALUQ HOMEOWNER SERIES

The Viewing Day Prep Checklist

The two-hour sweep before any viewing. Sequenced so the highest-impact items get done first.

2 HOURS BEFORE

Set up the house

- Set the heating.**
21 degrees in winter, slightly cool in summer. Comfort matters more than people realise.

- Open every curtain and blind.**

- Turn on every light, even in daylight.**

- Empty every bin in the house.**

- Vacuum or sweep every floor.**

- Wipe down kitchen counters, hob, and sink.**

- Wipe down bathroom surfaces, taps, and mirrors.**

1 HOUR BEFORE

Stage and tidy

- Make every bed properly.**
Tight sheets, plumped pillows, smooth duvet.

- Plump cushions and straighten throws.**

- Hang fresh white towels in every bathroom.**
Keep a viewing-only set.

- Hide toothbrushes, razors, toiletries.**

- Tidy hallway shoes, coats, and bags.**

- Hide laundry baskets.**

- Hide visible cables, chargers, remotes.**

- Close every toilet seat.**
Always.

30 MINUTES BEFORE

The final touches

- Light a low-perfume candle or use a light air freshener.**
Avoid strong cooking smells. Brew fresh coffee or bake briefly if you have time.
- Add fresh flowers or a plant to the kitchen or living room.**
Supermarket flowers under 10 pounds work well.
- Open windows for 10 minutes if the air is stale.**
- Put pets in a quiet room or with a neighbour.**
Even buyers who own pets can react badly to other animals during a viewing.
- Lock away valuables and personal documents.**
- Park your car off the drive.**
- Put away the kettle's tea bag rings.**
Small detail. People notice.

10 MINUTES BEFORE

Last walk-through

- Walk the route the agent will walk.**
Front door, hallway, living room, kitchen, garden, then upstairs.
- Stand in each doorway and look critically.**
What feels off, fix now.
- Confirm every light is on.**
- Final bin and kitchen counter sweep.**

- Brief the agent on the property's strengths if they have not been before.**
School catchment, new transport link, planning permission granted, quiet road.

DURING THE VIEWING

Where to be

- Leave the house if possible.**
Buyers speak more openly without the owner standing in the kitchen.

- If you must stay, stay in one place and let the agent lead.**
The garden, the front room. Do not follow the buyer around the house.

- Do not talk price unsolicited.**
Any negotiation goes through the agent.

- Smile, be brief, be warm. Then disappear.**

IF THE BUYER ASKS WHY YOU ARE SELLING

Have a short, neutral answer ready. "We are moving for work" or "We want more space" beats the long version. Honesty without detail. Buyers reading desperation use it in the offer.

Get competing valuations before any viewing

Before you sign with an agent, see what each competing local agent would value the house at. ValuQ shows them side by side, anonymously.

Free, always.

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