

For immediate release

18 June 2009

Sellers Advised to Get their Gardens into Shape this Summer

Property website says a well-presented garden could help sellers close the deal on the sale of their home this summer

The Daily Express reported today that tennis fans heading to Wimbledon can look forward to some of the warmest days of the year so far as forecasters at the Met Office predict that areas in the South of England could be enjoying temperatures of 28 degrees Celsius by Tuesday. And as expectations of more hot weather entice people outdoors, leading property website, PropertyIndex.com has found that, when it comes to buying property, a garden is an important feature.

After running an online poll posing the question: 'How important is having a garden when buying a property?' PropertyIndex.com found that 50% of respondents voted that a garden was a 'must-have' feature, while only 3% voted that they didn't want a garden.

This is why sellers whose homes offer outdoor space for barbecues, entertaining guests, or for their children to enjoy, could look set to benefit. PropertyIndex.com says that the key is therefore to ensure that any garden space is well-presented. Here are the site's tips for getting your garden into shape.

Keep your garden well-maintained

Your garden can be kept tidy relatively easy if you stay on top of it. Regular weeding, mowing the lawn, cutting back hedges and sweeping decking and paved areas will all help to boost the appeal of your garden for potential buyers. Remember to collect grass cuttings after mowing to ensure a tidy appearance.

Have a grand clear out

Garden sheds and garages can easily become cluttered with the overflow of belongings from your house. Therefore, it's advisable to have a grand tidy out before showing viewers around. Several trips to the skip may be required but if it means the difference between a sale and a buyer walking away, your efforts will prove worthwhile.

Treat woodwork and boost aesthetic appeal

Make sure that, wherever necessary, fences, gates, sheds and wooden garden furniture are treated or painted to protect them from the elements and improve aesthetic appeal. Repair/replace any damaged items to prevent the garden looking tired and neglected.

Tidy up

As far as possible, tidy away any items which are left in your garden, such as mountain bikes, wheelie bins, children's toys, garden tools and so on. It's also worth bearing in mind that your personal tastes may not be shared by potential buyers, so if you collect garden gnomes, for example, it may be a good idea to put them away.

Think carefully before spending money

You may be tempted to go to town on your garden and invest in new features. However, before spending out on expensive water fountains or marble sculptures, give careful consideration to your target market. For example, if you're trying to sell a family home, the aforementioned types of features may put buyers off for safety reasons.

Add a splash of colour

Adding colour to your garden can enhance the overall effect. Don't worry if you're not a keen gardener because the staff at your local garden centre should be able to advise you. Remember not to overpower potential buyers with too many plants – strategically placed splashes of colour can achieve a great overall look.

Lee Bramzell, Chief Executive of PropertyIndex.com, comments: "If the Met Office's long-range forecasts for the weather come to fruition, the UK is in for a summer of temperatures predicted to be warmer than average, topping 30 degrees Celsius at times.

"We expect that gardens will become increasingly important to buyers over the forthcoming weeks, so sellers should ensure their gardens are well-presented for prospective buyers."

-ENDS-

Notes to Editors

Launched in 2007, PropertyIndex.com is the UK's leading *pay for results* global property portal.

The site currently provides access to 250,000 properties for sale or rent across the UK and overseas, serving over 1,300,000 listings views in January 2009 alone. There is no

sign up fee and agents listing their properties on the site pay on a cost per lead basis only.

After becoming established as the leading overseas property portal, PropetyIndex.com launched into the UK residential sales and letting arena in September 2008.

The portal also acts as an information centre, providing a one-stop solution for consumers looking to buy, sell, rent or let their home anywhere in the world.

www.propertyindex.com

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