



# The Art of Perfect Pictures

A VENDORS GUIDE TO PREPARING YOUR HOME FOR A PHOTOSHOOT WITH WESTCOAST & HOMELENS.







# 1. Use this short checklist to make sure you're taking care of the essentials

- Turn off all lights
- Open all curtains and blinds
- Remove decorative items off beds and any pet accessories
- Straighten & align soft furnishings
- Clear clutter from all surfaces, hide boxes under beds etc
- Remove BBQ & pool covers if necessary, add outdoor cushions



## 2. Clear the Clutter

- Ensure the space is well cleaned and clutter free so potential buyers can envision themselves in the space.
- The main areas to note are kitchen counters, bedrooms & bathrooms.





### 3. Living/Dining Rooms

- Turn off all the lights and open all blinds and curtains to ensure natural light can come into the property.
- Fluff all pillows, smooth out cushions & blankets.
- Arrange decorative objects on all tables and shelves.
- Remove pet beds and any items hanging on the back of doors.
- Turn off all computer and tv screens and hide visible wires.





## 4. Kitchens



- Turn off all warm lights and open all blinds and curtains to maximise natural light coming into the property.
- Clean countertops and hide visible wires. Display a few top kitchen amenities of your choosing on countertop like a coffee machine or toaster.
- Place all cooking ingredients inside cabinets or on shelves.
- Arrange visible objects symmetrically (hanging pans, stools).



## 5. Bedrooms

- Turn off all the lights and open all blinds and curtains to ensure natural light can come into the property.
- Ensure all beds are made, pillows are fluffed, remove personal items and soft toys.
- Clear desks from all clutter and display minimal items.
- Clear floor space of clothes and shoes and close all wardrobes.





## 6. Bathrooms

- Be sure to turn off all lights, open curtains and blinds.
- Arrange toiletries & hang towels neatly, remove bath/shower mats. Replace the toilet paper roll and put the toilet seat down.
- Clean surfaces (mirrors, glass doors, handles, etc.) If you have accessible amenities, such as a shower chair, please put them in place.





## 7. Exteriors

- Remove cars from the driveway
- Hide any unwanted objects (gardening hose, toys, tools)
- If possible conceal bins in a safe place.
- Tidy up any decorations or plants near the front door.
- Remove seasonal decorations.







## 8. Rear Gardens

- Remove any unwanted items and tidy up the area, remove fall leaves.
- Set up tables, umbrellas & chairs as if a guest will use them.
- Make sure all furniture & umbrellas are opened. Remove BBQ and/ or pool covers.





## Why are professional photos so important?



On average, homes with high quality photography sell 32% faster.

Showing your home in its best light is essential to maximising the value

We want potential buyers to remember your home the most.







Our photographers have a busy schedule, so there may be times when they need to check if you are available 30 minutes before or after your scheduled time.  
If this is not possible for you, please inform them during your conversation.  
If you have any issues with your appointment, please phone below:

**Bristol (Bishopston) - 0117 308 0062**

**Bristol (Patchway) - 0117 969 7373**

**Burnham-On-Sea - 01278 784884**

**Nailsea - 01275 857773**

**Portishead - 01275 849362**

**Weston - 01934 424815**

