

THE ESSENTIAL SELLER'S GUIDE



9 Tips To Keep In Mind When Moving House



The essential guide on things sellers should keep in mind when moving house



AUSTINS
ESTATE AGENTS



Moving home is often an exciting new chapter in one's life, but the task of actually packing, relocating and unpacking your life's belongings is often vastly underestimated. This guide aims to help you get a better grasp of the task that lies ahead of you while making it much easier for you to accomplish!

1

Decide how you will move

- Will you be using a removal company or moving yourself? Remember to factor in the cost of fuel, renting a bigger van, labour to help carry, refreshments and time!
- If you are moving far, its probably best to leave it to the pro's!
- Whatever you decide, make sure the timing is planned with all parties including the old occupants of your new space and the new occupants of your current space!



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Choosing a removal company

- Make a list of your furniture that will need to be moved before you start shopping for quotes
- Ask friends, family or online community pages for referrals and about their experiences
- Compare quotes, services and value



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Important questions to ask the removal company

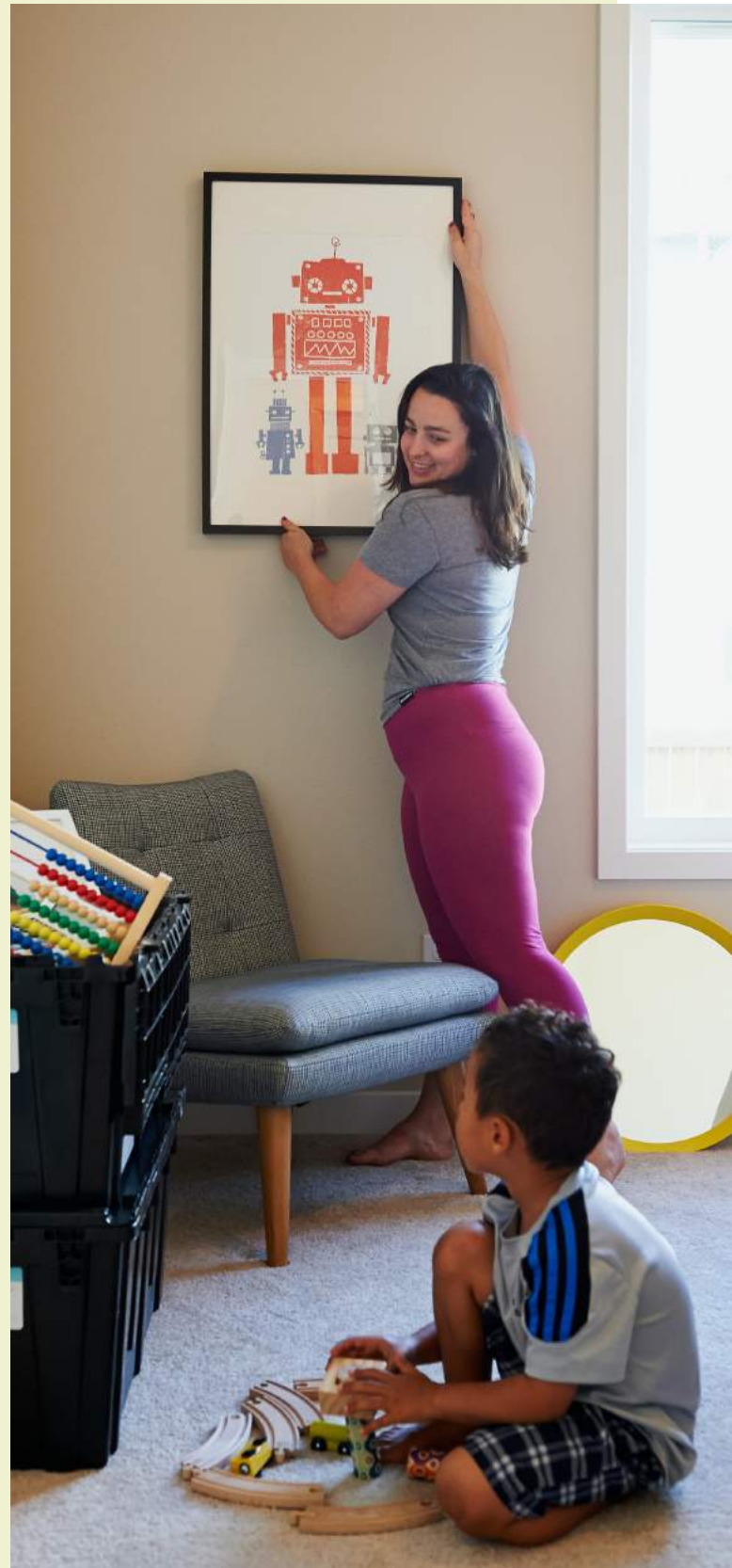
- What makes you better than other removal companies?
- How many trucks do you have?
- How big are your trucks? Would I have to rent more than one?
- How many movers are appointed and how many will you appoint to my move?
- How will you ensure my furniture and appliances aren't damaged?
- Does your price include the price of boxes and other packaging?
- Does your price include insurance?



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Declutter your belongings

- Before even attempting to pack, you should decide what to sell, donate or throw out. By decluttering, you'll also keep your house removal costs down as there'll be fewer boxes to move.
- Decluttering will also help ease the task of unpacking at your new home
- Moving offers a unique opportunity to go through your belongings literally one item at a time, take full advantage of it!



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Create an inventory

- This helps you keep track of the total number of boxes so that you can ensure all of your belongings have arrived, but creating an inventory of what is inside every box will also help you notice straight away if something is missing!
- Creating an inventory should be easy if you have followed the decluttering steps!
- Creating an inventory list will also help you find what you need when you move into your new home. Nobody wants to open numerous boxes to find one specific item



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Packing

- Create a plan of action and a timeline of when you should pack which room. That way you can break the sometimes daunting task into manageable sections! This will also help you stay on track and avoid all nighters packing the week before your move!
- Remember to include the packing materials that you will need in your action plan, such as boxes, newspaper, bubble wrap, markers, and packing tape.
- Make sure you are using quality materials. Tape that has a good tack, markers that won't dry up easily and firm boxes



- Start by packing the least used rooms first like the spare bedroom, attic or garage.
- Label boxes properly. Label them according to which room they should go to in the new house, as well as a brief summary of what it contains. If you want to go one step further you can number your boxes to correspond with your inventory list!
- Clearly mark boxes that are fragile!
- If you don't want to write a short novella on the boxes you could consider using coloured stickers/labels to help categorise rooms.



- Take photos of how your television or other electronics are wired to avoid any struggling at your new home!
- You can also take photo's of the way your decor is displayed if you're particularly fond of it so that you can easily recreate it!
- Get creative. Use laundry baskets, suitcases and large hold all bags to make the most of space.
- Don't over fill boxes or make them too heavy to make them collapse or have the bottom fall out. If a box is half full but very heavy, top it off with towels or pillows.



- Don't leave empty spaces in boxes. This will cause items to shift and potentially break. Use packing paper to fill the gaps or get creative by using tea towels or bed linen that would need to be packed anyway.
- Make sure you pack and transport hazardous items separately such as paint thinners, propane cylinders etc.
- If you have specialised items like antiques or pianos its best to get professionals to move these.



Update utilities & address

- It's important to set up your utilities such as tax, gas and home insurance early when moving house. Not only will this save you a lot of stress once you're moved in, but you will have more time to settle in and relax in your new home.
- It's a good idea to start changing your address with companies or organisations like the bank, the doctor's surgery, car insurance company, local authority and post office 2 weeks before you move. Don't forget to inform friends and family too.
- Make sure you stay on the electoral register. You will have to update your address and ensure you're still able to vote.



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Moving Day

- Keep all your cupboard doors and drawers open on the day of moving. This will allow you to see if you have forgotten anything. When you are ready to leave, walk through the house and check every cupboard, then closing it and closing the room door behind you.
- Pack a survival box that contains everything you might need in an emergency or personal items. This could include medicine, personal care items, a change of clothes, chargers for your electronics and adaptors!



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Explore your new neighbourhood

- Once you have purchased your new home, spend some time exploring the area before you actually move. That way you will know where the nearest pub, supermarket or hardware store is when you arrive!



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