

Prince & Davies

Interior Design Consultants

HOME STAGING SERVICES 2009



STAGING TO SELL

STAGING TO RENT



Home staging is a more cost effective way of getting the desired results without spending a fortune on the home you are leaving. When you are dressing your home to sell or rent, you can still create the Wow factor. Many bargains can be achieved purchasing via Prince & Davies preferential client prices and the use of our regular suppliers and tradesmen. We understand that many clients would like to use as many of their own belongings as possible, we purchase or rent only those items, which will maximise the selling potential of the property. The use of existing pieces of furniture where possible, or rental furniture, choosing the colour schemes and adding appeal and interest by decluttering, arranging layouts, soft furnishings, accessories, planting & lighting where needed to uplift the decor to the expectations of potential buyers.

If you have an empty home to furnish then furniture rental can be a more cost effective and greener option to get the desired results for your home.

There are three main options to choose from suiting all budgets and presentation requirements.

1. Verbal consultation
2. Written report
3. Full Staging, including furniture rental, decor shopping, declutter, hiring tradesmen and dressing the property ready for sale or rental.

VERBAL CONSULTATION from £110.00

The verbal consultation is a general evaluation of the property you are planning to sell or rent. It consists of a room-by-room walk through identifying the best value solutions to improve the presentation of each room for a possible sale, or add value to gain a higher price upon evaluation. The consultation takes approximately 2 hours for a 3-bed property. The advice given is verbal at this stage though we recommend you take your own notes to enable you to decide if you would like to make the changes yourself or consider opting for further assistance in the form of a **Written Report**.

Larger properties may require additional consultation time charged at £50.00 per hour.

WRITTEN REPORT: from £240.00

Written report fees starting at £240.00 for a one bed house or flat. For extra bedrooms, the additional fee is £25.00 per room. This report is a useful tool to improve those areas, which need attention if you are not receiving the viewings you expected or pre-estate agent valuation improvements before coming to market.

This report includes:

- A 2-hour inspection of your home.
- A written room-by-room diagnosis accompanied by consultant's photographs with advice and suggestions that you can easily follow.
- This may include suggested room layouts and colour schemes with accessories.
- Quotation to carry out the work if preferred.

FULL STAGING SERVICE - Fees on request.

On average you can expect to pay approximately 1 - 1.5% of the asking price, sometimes from only a few hundred pounds depending on what changes are needed to achieve your optimum asking price.

This services includes:

- A 2-hour inspection of your home, from your front gate to the end of your back garden.
- A written room-by-room diagnosis accompanied by consultant's photographs with advice and suggestions that you can easily follow.
- De-clutter
- Room layouts, colour schemes, lighting
- Recommended suppliers and tradesmen
- Professional styling



**To discuss what services are required
to reach your homes
Optimum potential.**

**Please Call Prince & Davies
Interior Design Consultants**

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