



How To Sell Your House If You Have Pets

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Welcome

Hello, My name is Mark and I'm the founder and CEO at Nicholsons Estate Agents.

Since 2019, we've been serving the people of Bassetlaw, and during that time we have helped countless pet owners to move.

Our pets are our loyal companions, who offer us comfort and wellbeing when no one else can. But owning a pet can also severely impact the chances of selling your home, as not everyone is so keen on our four-legged friends.

Stray hairs on the carpet and a strong smell of dog, a whiff of cat wee or an unexpected little puddle in the kitchen can deter buyers.

To help you get around some of these potential problems we have used our experience to create this guide on how to sell your house is you have pets.

I hope you enjoy the guide, and if you need anymore information please feel free to reach out via any of the contact methods on the final page of this guide and me or one of my team will be happy to help.

Mark Nicholson



Follow Your Vet's Advice

Regularly inviting potential buyers into the home can be stressful for your pets.

This is especially true for older animals who may not adjust well to constant changes.

With this in mind, it's always a good idea to consult a vet regarding your plans so that they can advise on any precautionary measures you should be taking.



Give Your Pet A Holiday

One such measure could be arranging for a friend or family to look after your pets during the sales process.

This now gives you the opportunity to remove all evidence of animals living in your home. Believe it or not, these signs can often bring down the perceived value of the property and could even be the difference between someone offering the asking price or not.

Only do this, however, with someone your pets know and trust. Living temporarily with a new owner and then also having to adapt to your new home won't be doing any favours for your animal's stress levels!



...Or At Least A Day Trip!

Can't go without those big sad eyes? Well, at least keep your pets away during the actual viewings. In fact, keep yourself away as well. Viewings work best when you leave the job of selling to the estate agent - trust me, they know what they're doing. Instead, make use of this time away from the home.

Take your pet on that long walk in the countryside you've been promising for the last few months. Got a furry feline that won't play ball? When did you last take it to the vet for a checkup? Now is the time to be ticking these chores off the list!

If your pet is not allowed to leave the house for whatever reason, then do make sure you stay at home with them. Cordon off a little space in the house (preferably not the main living area) and make sure to warn the estate agent in advance.

Whatever you do, just don't leave the pets at home on their own! Can you imagine the complications this could cause? Even if your pet is friendly and easygoing, the constant intrusion from strangers could be enough to flick a switch, resulting in an attack or injury. Even the best silver-tongued estate agent would struggle to claw that one back for you!



Pet Damage Limitations

This may seem like an obvious one, but make sure you've repaired any pet damage around the home before the viewings start.

Dogs and cats are famed for their destructive nature when it comes to homeware (as I'm sure you're already aware). Yes, this may mean an initial, unplanned investment but believe me, any money you spend will be recouped by the value added to your property.

Remember, appearances are everything when it comes to selling a home.

The first impression a potential buyer has when walking into a property can often mean the difference between them making an offer or not. If the first thing they see is worn carpets, scratched doors and defecated flower beds, then I'm afraid there's no coming back.



Despell That Wet Dog Smell

So, you've replaced any worn bits of carpet (or just cleverly positioned a rug), buffered out any scratches on doors and buried any unwanted mess in the garden. Now's the time to turn your attention to giving your house that all-important fresh scent of spring!

Remember, a bad odour is one of the top things likely to put a buyer off from making an initial offer. This is because an unpleasant smell evokes an emotional response that lingers in a person's mind.

Think about it. We all remember those friend's houses from our childhood with that wet dog smell! Not addressing this will mean all your hard work and expense up until now has been for nothing.

We'd always recommend having your carpets and flooring professionally cleaned before any viewings to ensure your home is smelling amazing!

Certainly then, selling your home as a pet owner requires a little more thought than usual. And yes it's not always easy to hide all evidence of animals living in the house. However, it's important to remember that this extra effort will be worth the pay off in the end.

When it comes to selling a home first impressions are everything. And buyers will always appreciate any effort you've made to ensure that your home looks and smells as good as it would pet-free.



Why we can help you

Selecting the best agent to help you sell your property is a big decision, especially with so much already going on in your life. Here's why we like to think you'd be wise to choose us to work for you.

Experience

We've been helping the people of Bassetlaw buy and sell their property since 2019, collectively our team has more than 40 years experience, and during that time we have helped hundreds of clients to sell.

Marketing

With the largest following on social media of any estate agency in Bassetlaw, AI targeted advertising, presenter led videos and virtual tours we can offer the greatest level of market exposure in the district. Simply put - we place properties on more screens and in front of more buyers - giving you a better chance of securing a sale.

SecureSale

Selling a property is stressful enough without the worry of a sale falling through once you've found a buyer.

To reduce the chances of a transaction falling through, Nicholsons have introduced a solution called SecureSale, which reduces stress, significantly speeds up conveyancing times and makes property sales more reliable by reducing the fall-through rate dramatically.

For further info click [here](#)

Reviews



What can I say ?!!

I would highly recommend Mark and his team at Nicholson's Estate Agents; my house sold subject to contract in TWO DAYS of promotion and before going on Rightmove.

Mark's professionalism and knowledge of the business is without question. He leaves you feeling encouraged and assured that your house will sell if marketed at the right price. In addition his admin team keep you in the loop and update you on a regular basis on how your sale is progressing.

In my opinion they are a highly reputable company and go the extra mile for their clients.

My house sale is now completed and took 12 weeks from start to finish. I would strongly advise anyone to take Mark's advice when choosing a solicitor to act on your behalf.

Need further help?

Get in touch by using the contact numbers or email address below.

Scan the QR code to visit our website or click the WhatsApp symbol to start a conversation.

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