



shepherd gilmour properties



At Home in the City...

Tenants Guide lines for looking after their new home

A few points to consider would include:-

Kitchen work surfaces and cookers, these should be free from knife marks and burns, any solid wood tops should be cleaned and oiled regularly, natural stone surfaces should be kept clean at all times to avoid stain penetration.

Bathrooms, sanitary ware, tiling and shower screens should be kept clean at all times and should not be allowed to become stained dirty or moldy as this would require extensive work to rectify.

General, scuffs, marks, scratches to any furniture, floor coverings, walls and paintwork should be kept to a minimum as this can affect the general condition.

Cleanliness: - the property should be kept clean at all times as this can affect the overall appearance.

Gardens, Balconies and External areas: these should be maintained regularly and kept free from moss, rubbish, and overgrown shrubs.

Ventilation: It is essential properties are aloud to breath. Moisture from drying clothes, showering etc must be allowed to leave the property easily. We strongly recommend that you leave at least one window open at all times where possible, in order to allow a constant flow of air. When drying clothes on radiator (which we appreciate can be a necessity) you must provide adequate ventilation; we feel this should be greater than one window. We also advise that bathroom fans are kept on following showering/bathing to allow the moisture to be taken out of the air. We advise that bathroom doors are kept closed during and following showering to keep the moisture in the bathroom and to allow the fan to do its job. **IF YOU SEE WATER ON THE INSIDE OF YOUR WINDOWS THIS IS A CLEAR SIGN THAT THE PROPERTY IS NOT GETTING ADIQUATE VENTILATION.**

Ongoing maintenance is far easier than leaving things till you check out of the property. Some problems will not be possible to rectify without incurring large costs if they are not dealt with early enough. We ask that should you have any problems or queries regarding something in your property that you call us to discuss it.

We are contactable on 0161 832 4777 during office hours and our answer phone details an out of hours emergency call out service. Examples of emergencies are:
No heating, not hot water, property broken into, water leaking into property. Obviously if the matter can wait until normal business hours we can instruct a contractor to be with you the same day.



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