

WHAT DO I NEED TO PROVIDE IN MY FURNISHED PROPERTY?



Thinking about what to provide for your tenants can be tricky, so we've put together this handy guide of what would be expected within a fully furnished rental property.

Anything not mentioned is nice to have, but not essential!

THE BASICS

- You should ensure the property is free from any personal items (photographs or "trinkets") and any shelving/storage is left clear for tenants to use.
- If you are removing pictures then leave the hooks in place as this sets a precedent for where tenants can hang their own.
- All windows should have window coverings and light fittings should have a suitable shade.
- A folder containing instruction manuals for appliances and the boiler should ideal be left for tenants' reference.
- It is advisable to provide a set of basic DIY tools (hammer, screwdriver, plunger etc) and a step ladder to allow the tenant to carry out simple remedial work if required.
- A radiator key to allow the tenants to bleed radiators if necessary.
- A clothes drying rack (to avoid clothing being placed on radiators to dry).
- An iron and an ironing board.

KITCHEN

- A full set of cutlery, crockery, drinking glasses and mugs.
- A starter pack of kitchen utensils.
- A set of pots and pans.
- Chopping boards.

BEDROOMS

- Each bedroom should be furnished with a suitable bed, wardrobe and chest of drawers.
- For student properties a desk would also be expected.
- There should be a mattress protector on each mattress.

CLEANING

The property should be furnished with items tenants will need to keep it clean and tidy: vacuum cleaner, mop & bucket, sweeping brush, and a dustpan & brush.

THINGS YOU DON'T NEED

- We would recommend you do not leave any bedding (duvets, pillows, sheets etc or towels).
- We also advise against leaving any audio/visual equipment.
- Keep in mind that anything left for tenant use will require repair or replacement if it breaks down during the tenancy.

PLEASE HOLD ONTO ALL RECEIPTS

as these will come in useful if we need to make a claim to deduct money from the tenancy deposit.