

# How to sell your home when you have pets



**Expert Tips  
Inside**

We are a nation of pet lovers!

Did you know? Over 9 million of us have dogs and 8 million of us have cats. There are even over 20 million fish kept in tanks across the UK.

Strange isn't it then when it comes to selling a home with pets, buyers seem to find animals a big no-no! We love animals at JDG.

Between us we have cats and dogs, tropical fish and guinea pigs. A colleague keeps chickens . We even have our very own office puppy.

However when it comes to selling houses pets can also distract. They can put buyers off. They can even steal the attention, as Boots, our own puppy often does!



## *Meet Boots*

*Boots is the JDG office meeter and greeter!*

# Cats

## **1. Litter Tray Location Matters**

Before viewings begin, relocate the litter tray to a discreet yet accessible area—ideally a utility room or bathroom. Avoid the kitchen or main living areas, and make sure it's clean before every viewing. If possible, temporarily move it outside for the viewing (if your cat is also outside), or use a covered litter tray to minimise odour and sight.

## **2. Pop the Cat Out for Viewings**

Cats can be shy—or curious—and not every buyer is a cat lover. Where possible, take your cat out during viewings or ask a neighbour or family member to help. This also helps prevent any accidental escapes and avoids stressing your pet.

## **3. Remove Pet Odours**

Even the faintest smell of a litter tray can put buyers off. Use pet-safe odour neutralisers and air out the home well before viewings. Avoid masking with overpowering scents—fresh and neutral is best.

## **4. Tidy Away Cat Accessories**

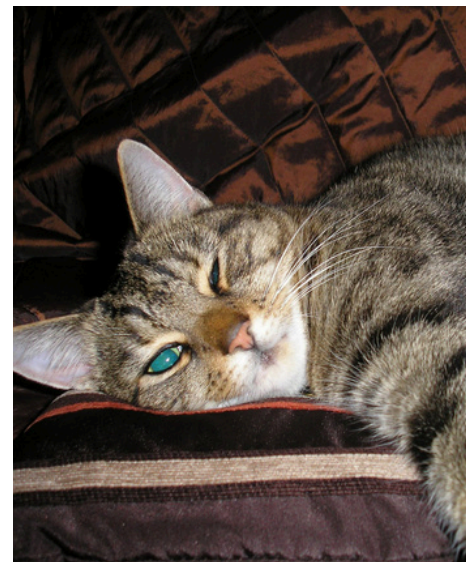
Bowls, toys, scratching posts, and cat beds can make a space feel cluttered. Tuck these away neatly or store them in a stylish basket. A minimalist approach helps buyers see the space, not the pet.

## **5. Repair Any Visible Cat Damage**

Scratched door frames or furniture? Buyers notice the small things. A quick sand and repaint or using a wood filler pen can work wonders. Presenting a well-cared-for home adds to buyer confidence.

## **6. Be Mindful of Cat Hair**

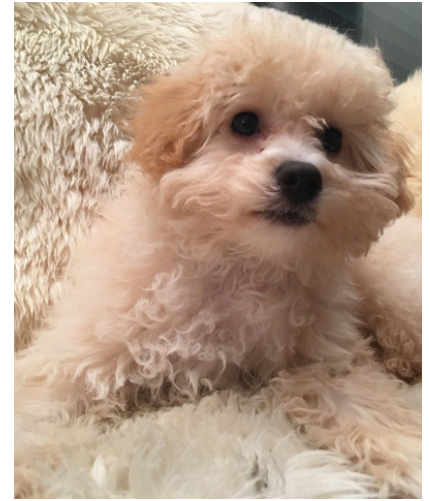
Especially before viewings, vacuum thoroughly, including furniture and soft furnishings. Light-coloured throws or cushions can show cat hair easily, so give them an extra once-over.



## Dogs

### **1. Remove the Dog for Viewings**

Dogs can be distracting, excitable, or even nervous around strangers. Ideally, take your dog out for a walk during viewings, or arrange for a friend, family member or dog sitter to help. This not only keeps your pet calm but also ensures potential buyers aren't distracted—or deterred—by a boisterous welcome.



### **2. Hide the Dog Bed, Toys and Bowls**

Dog beds, chewed toys, and half-eaten biscuits aren't part of the dream home vision. Before viewings, tidy away all pet items to create a clean, clutter-free space that feels fresh and neutral.

### **3. Neutralise Pet Odours**

You may be used to your dog's smell, but buyers will notice it instantly. Use pet-safe deodorisers and air out the home well before each viewing. Focus especially on carpets, soft furnishings, and areas where your dog spends time.

### **4. Clean Up the Garden**

If your dog uses the garden, make sure all mess is cleared before viewings. Repair any dug-up patches or worn grass areas—buyers may view the garden as a key selling point, especially families.

### **5. Remove Signs of Damage**

Chewed skirting boards, scratched doors, or claw marks on floors? Buyers notice these things. Repair or touch up any visible pet-related wear and tear.

### **6. Deep Clean the Home**

Dog hair has a way of getting everywhere. Hoover all carpets, sofas, and rugs, and consider a professional clean of key areas. This helps your home feel fresher and more inviting to buyers.

### **7. Minimise Barking**

If your dog tends to bark at visitors, this could be off-putting. Removing the dog during viewings is the simplest solution, but if that's not possible, create a calm, contained space, perhaps in the garden or a secure room, and let your agent know.

## Snakes and Reptile



### **1. Consider Temporary Relocation**

If possible, it's worth relocating your reptile during viewings, even just temporarily. Whether that's moving the vivarium to a friend's house or asking a reptile-savvy relative to help, removing the pet entirely can avoid any uncomfortable reactions from nervous buyers.

### **2. If They Stay, Keep Them Out of Sight**

If removal isn't practical, move the tank to a discreet, less-trafficked room—ideally not the lounge or kitchen where buyers tend to linger. A home office or utility room can be a more neutral location that keeps attention on the property, not the pet.

### **3. Clean and Secure Enclosures**

Make sure the vivarium is clean, tidy, and well-secured. Ensure there are no signs of feeding time (such as uneaten food or live insects), and the enclosure is locked if the animal is potentially escape-prone or makes buyers uneasy.

### **4. Minimise the "Exotic" Factor**

Many reptile enclosures can look clinical or cluttered with heat lamps, wires, and feeding tools. Before a viewing, tidy up accessories and consider using a cover or screen to soften the look of the setup if the reptile must stay in place.

### **5. Disclose Only If Necessary**

There's no need to draw attention to the reptile unless buyers ask—but do inform your agent so they can manage expectations and guide viewers calmly. Some buyers may appreciate a quiet heads-up if they're extremely uncomfortable around reptiles.

### **6. Control the Room Temperature**

Reptile heat lamps and vivariums can make a room overly warm. Be mindful of temperature and keep viewing areas feeling fresh and comfortable, even if it means adjusting heating temporarily.

## Fish

### **1. Make the Tank Sparkle**

A clean fish tank can add charm. A dirty one? Quite the opposite. Thoroughly clean the glass, remove algae, and make sure the water is clear. A well-kept tank subtly communicates that the entire home is cared for.

### **2. Check for Smells and Splash Zones**

Although fish themselves are odourless, stagnant or poorly maintained tanks can produce musty smells. Do a quick sniff check before viewings and wipe down any surfaces around the tank to prevent watermarks or fish food residue.

### **3. Tidy Cables and Accessories**

Tanks often come with visible cables, pumps, and containers of food or water treatments. Tuck these neatly away, ideally into a cupboard or basket. Minimalism is key for keeping the space visually appealing and clutter-free.

### **4. Mind the Bubbles and Noise**

Some filters or bubblers can be quite noisy in a quiet room. Before a viewing, turn down loud aerators or temporarily switch off non-essential features to maintain a peaceful atmosphere.

### **5. Don't Let the Tank Dominate a Room**

If you have a particularly large aquarium, make sure it doesn't overpower the space. Where possible, reposition it to a less central location, or arrange the room so that the tank complements rather than distracts from the room's proportions.



### **6. Keep Lighting Subtle**

Bright tank lights can be a focal point—but not always in a good way. Soften or adjust lighting before viewings, especially in evening appointments. A softly lit tank can actually enhance ambiance if it's part of the room's flow.

### **7. Avoid Feeding Time During Viewings**

Fish feeding can cloud the water and sometimes look a bit messy. Try to schedule feedings outside of viewing windows, keeping the tank looking calm and settled.



## Final Thoughts: Selling Your Home with Pets

We all love our pets—they're companions, confidants, and for many of us, cherished members of the family. They fill our homes with joy, personality, and love. But when it comes to selling your property, it's important to remember that not every potential buyer will feel the same way. Some may be allergic, others nervous, and a few simply distracted by the presence (or scent) of animals.

That's why, wherever possible, it's best to keep pets out of sight—and ideally out of the house—during viewings. First impressions really do count, and even small things like a barking dog, a wandering cat, or a used litter tray can take attention away from your home's best features.

Of course, every home—and every pet—is different. If you own an animal we haven't covered here, please don't hesitate to get in touch. Whether it's parrots, rabbits, hamsters, ferrets or something more exotic, we're here to help. At JDG, we truly are pet lovers—we understand the challenges and care about getting things right for both you and your furry (or scaly!) friend.

Let's work together to create a bespoke plan that helps your home shine—and helps you move on with confidence.