

SANCTUARY BATHROOMS

BATHROOM VIEWING CHECKLIST FOR SELLERS

What to check, fix, and present in the best light before property viewings

FIVE RED FLAGS BUYERS NOTICE MOST

- Signs of mould
- Lack of space
- Poor water pressure
- Outdated design
- Lack of storage

HOW TO USE THIS CHECKLIST

Use this as a seller-ready bathroom viewing checklist. The action sare prioritised by timing and importance so you can tackle the issues most likely to make buyers hesitate before they become reasons to negotiate.

Weeks Before Listing	Investigate causes, book tradespeople, replace small items, re-seal/re-grout, and improve lighting, storage, and presentation.
Few Days Before	Clean, ventilate, check fixtures again, and stage the bathroom so it feels fresh, practical, and cared for.
Priority Key	<p>Essential = do not skip. Highly recommended = strong impact for most sellers. Optional = useful where budget/time allows.</p>

SELLER PRIORITY OVERVIEW

Red Flag	Buyer Concern	Best Seller Approach
Mould	Potential damp, poor ventilation, or hidden repair costs	Investigate and treat root cause before listing
Lack of Space	Awkward everyday use or costly layout changes	Declutter, brighten, clear sightlines, and present well
Poor Water Pressure	Plumbing problems or upgrade costs	Test, descale, and get a diagnosis where needed
Outdated Design	Renovation cost and lack of care	Deep clean, and make targeted cosmetic updates
Lack of Storage	Poor day-to-day functionality	Clear surfaces and add neat, practical storage

Note: do not use cosmetic fixes to hide active problems. Buyers and surveyors may spot unresolved mould, damp, or plumbing issues later, which can delay the sale or trigger renegotiation.

1. SIGNS OF MOULD

INVESTIGATE BEFORE LISTING

60% of buyers said signs of mould would affect whether they made an offer.

Signs to look for:

- Dark staining on ceiling corners, grout, or sealant
- Condensation marks, damp staining, or mould on window frames
- Growth behind the toilet/under the sink or a persistent musty smell
- Dirty, weak, or non-functioning extractor fan
- Peeling or bubbling paint

ACTIONS TO TAKE

DONE	PRIORITY	WHEN	ACTION
<input type="checkbox"/>	Essential	Weeks before listing	Find the root cause before cleaning. Check ventilation, leaks, failed seals, cold surfaces, and recurring damp; do not simply paint over it.
<input type="checkbox"/>	Essential	Weeks before listing	Treat visible mould with a mould/mildew product and follow the instructions carefully. Avoid disturbing suspected hidden mould without professional advice.
<input type="checkbox"/>	Essential	Weeks before listing	Clean the extractor cover and test whether the fan clears steam. If it is faulty, weak, noisy, or not ducted outside, ask a qualified installer/electrician about replacement.
<input type="checkbox"/>	Highly recommended	Weeks before listing	If mould returns, spreads, smells musty, or appears near plumbing, book a damp/building assessment before viewings.
<input type="checkbox"/>	Highly recommended	Weeks before listing	Once the cause is resolved and the surface is dry, prepare properly and use mould-resistant bathroom paint where appropriate.
<input type="checkbox"/>	Essential	Few days before	Ventilate well, wipe dry high-moisture areas, and check corners, grout, sealant, and window frames again before every viewing.

2. LACK OF BATHROOM SPACE

PRESENT AT ITS BEST **44% of buyers said lack of space would affect their offer decision.**

Signs to look for:

Room feels cramped from the doorway

Fixtures are tightly packed or doors/drawers/screens do not open comfortably

Bulky furniture, laundry baskets, or storage units take up floor space

Dim lighting, small mirrors or clutter make the room feel smaller

ACTIONS TO TAKE

DONE	PRIORITY	WHEN	ACTION
<input type="checkbox"/>	Essential	Weeks before listing	Remove anything that blocks movement around the basin, toilet, bath or shower. Keep as much visible floor space as possible.
<input type="checkbox"/>	Highly recommended	Weeks before listing	Add or re-position a large mirror above the basin, or opposite a window, to bounce light and increase perceived depth.
<input type="checkbox"/>	Highly recommended	Weeks before listing	Replace dim or yellowing bulbs with suitable bright, neutral-tone bathroom LEDs, where compatible with the fitting.
<input type="checkbox"/>	Highly recommended	Weeks before listing	Keep sightlines clear: remove bulky shower curtains, excess towels, robes, and freestanding items that visually cut up the room.
<input type="checkbox"/>	Optional	Weeks before listing	If the layout still feels awkward, ask a bathroom designer/plumber about compact fixtures, wall-hung storage, or a different screen/door arrangement.
<input type="checkbox"/>	Essential	Few days before	Stage the room with minimal textiles, clear floors, and doors/drawers fully closed so buyers see the usable space immediately.

3. POOR WATER PRESSURE

INVESTIGATE BEFORE LISTING

37% of buyers said water pressure would affect whether they made an offer.

Signs to look for:

- Weak or inconsistent shower after running for a full minute
- Taps fill the basin slowly
- Toilet does not flush cleanly or fully
- Scaled-up showerhead or blocked tap aerators
- Pressure drops when another tap/appliance is running or varies by time of day

ACTIONS TO TAKE

DONE	PRIORITY	WHEN	ACTION
<input type="checkbox"/>	Essential	Weeks before listing	Test the shower, taps and toilet so you know what buyers will experience. For a quick flow check, run the cold kitchen tap into a jug for six seconds and multiply by 10.
<input type="checkbox"/>	Essential	Weeks before listing	Work out the extent: one fitting, one room or the whole property. Check shower heads, tap aerators, flow restrictors and safely accessible stop valves.
<input type="checkbox"/>	Highly recommended	Weeks before listing	Descal the showerhead and clean tap aerators, especially in hard-water areas.
<input type="checkbox"/>	Essential	Weeks before listing	If the whole property is affected or the cause is unclear, speak to a plumber before viewings and keep a factual note of what has been checked.
<input type="checkbox"/>	Highly recommended	Weeks before listing	Check your water company incident/works information and ask neighbours if the issue may be external or shared supply related.
<input type="checkbox"/>	Essential	Few days before	Run the shower and taps again before viewings; make sure the showerhead is clean and be ready to answer buyer questions honestly.

4. OUTDATED DESIGN

MAKE TARGETED UPDATES

27% of buyers said an outdated looking bathroom would affect their offer decision.

Signs to look for

- Dated or scaled taps, towel rails, flush handles or accessories
- Yellowed/cracked sealant and stained or missing grout
- Cracked/stained toilet seat, spotted mirror or dim/yellow lighting
- Strongly coloured tiles, walls or accessories that date the room

ACTIONS TO TAKE

DONE	PRIORITY	WHEN	ACTION
<input type="checkbox"/>	Essential	Weeks before listing	Deep clean the whole room, especially grout lines, corners and around the base of the toilet.
<input type="checkbox"/>	Highly recommended	Weeks before listing	Re-seal bath, shower and basin edges where sealant is discoloured or peeling, but only after mould/damp has been treated and surfaces are dry.
<input type="checkbox"/>	Highly recommended	Weeks before listing	Refresh grout where tiles are otherwise sound. Keep finishes neat, clean and neutral.
<input type="checkbox"/>	Highly recommended	Weeks before listing	Replace a cracked/stained toilet seat, tired light pull, rusty accessories or heavily scaled showerhead/taps if budget allows.
<input type="checkbox"/>	Optional	Weeks before listing	Use neutral bathroom paint to lift a tired scheme; avoid costly or highly personal upgrades unless advised they will return value.
<input type="checkbox"/>	Essential	Few days before	Polish chrome, mirrors and screens; remove dated decorative items and use simple, neutral towels/accessories.

5. LACK OF STORAGE

FIX OR IMPROVE BEFORE VIEWINGS

27% of buyers said lack of storage would affect whether they made an offer.

Signs to look for:

- Toiletries covering the bath rim, windowsill or basin
- No visible cabinet, shelving or organised storage
- Towels draped over doors or bunched on one hook
- Cleaning products, spare towels or toilet rolls visible on floors/surfaces
- Cupboards overloaded, damaged or difficult to open

ACTIONS TO TAKE

DONE	PRIORITY	WHEN	ACTION
<input type="checkbox"/>	Essential	Weeks before listing	Audit existing storage first: clear out duplicates, expired products and items that do not need to be in the bathroom.
<input type="checkbox"/>	Essential	Weeks before listing	Remove products from open surfaces and store spare towels, toilet rolls and cleaning products neatly out of sight.
<input type="checkbox"/>	Highly recommended	Weeks before listing	Add low-cost solutions where they genuinely fit: shower caddy, corner shelf, drawer dividers, neat hooks or hanging caddies.
<input type="checkbox"/>	Highly recommended	Weeks before listing	Repair or replace damaged cabinet doors, overloaded shelves or sticking storage units buyers may open.
<input type="checkbox"/>	Optional	Weeks before listing	Install a mirrored cabinet or slim/wall-hung storage if there is room and it will not reduce safe movement.
<input type="checkbox"/>	Essential	Few days before	Leave only a few styled essentials visible; keep cupboards tidy enough for buyers who open them.

FINAL VIEWING-DAY SENSE CHECK

Use this page in the final few days before photography, viewings or second visits.

DONE	ACTION
<input type="checkbox"/>	Bathroom has been ventilated and smells fresh, not musty.
<input type="checkbox"/>	No visible mould, damp staining or returning condensation marks.
<input type="checkbox"/>	Shower, taps and toilet run as expected; showerhead and tap aerators look clean.
<input type="checkbox"/>	Floors, grout, sealant, bath/shower screen, mirrors and chrome are clean.
<input type="checkbox"/>	Surfaces are clear except for a few styled essentials.
<input type="checkbox"/>	Towels are minimal, fresh and neatly folded/hung.
<input type="checkbox"/>	Products, cleaning supplies, spare toilet rolls and laundry are out of sight.
<input type="checkbox"/>	Lighting is bright and neutral; bulbs are working.
<input type="checkbox"/>	Cupboards/drawers are tidy enough to be opened.
<input type="checkbox"/>	You can answer honestly what has been checked, fixed or professionally assessed.