

## **Living area**

The living area should emulate a home from-home and be well appointed with stylish, high quality, hard wearing furniture and co-ordinated accessories. There must be stylish and comfy seating for the maximum number of occupants the property sleeps. Entertainment should be the latest in technology with flat screen TVs with Sky or Freeview, DVD players, and a CD player with DAB radio. A selection of local area information, guide books, maps, DVDs, CDs, games and books should also be available. Value added extras such as a games console, telephone, PC or broadband are also much appreciated by our guests.

## **Kitchen and dining area**

The property should have a contemporary kitchen finished to a high standard with quality worktops, stylish fittings and fully integrated appliances including fridge/freezer, dishwasher and washer/dryer. Accessories should include kettle, toaster, coffee maker, knife block, and microwave and, to keep any younger guests occupied on a rainy day, why not include a pop corn maker, ice cream maker or baking set.

The dining table must seat the maximum number of occupants that the property sleeps and have two sets of matching crockery, glassware and cutlery for every guest. Fresh flowers, tea, coffee, milk, bread and wine on arrival are all worthwhile extras that will make your guests feel at home.

## **Bedrooms**

Bedrooms should be stylish and comfortable with high quality mattresses and heavy cotton duvet sets with matching valances on divan beds. Co-ordinating pictures, cushions and throws add to the feeling of luxury. The master bedroom should ideally house a queen or king-size bed where possible with two bedside tables and lamps. Where there are two bedrooms the second should have two adult sized single beds, bedside tables and lamps. Ample storage should be provided in all rooms in the form of a wardrobe and chest of drawers where possible.

## **Bathrooms**

Each bathroom should have a bath with shower or shower cubical (where appropriate), wash basin and WC. The suite should be neutral in colour with co-ordinated tiling. Finishing touches such as a mirror with light over, shaver point, storage facilities and a heated towel rail with plenty of fluffy towels (bath, hand and floor) should also be included. Why not go the extra mile and provide trial size shampoo, soap etc.

## **Outside**

Were possible a parking space(s) should be available. However, where this is not possible it is advisable to offer a parking permit for the local car park. Gardens/patios/terraces should be well maintained and decorated with flower pots and garden furniture and a barbeque.

## **General**

Remember that your property is your product and if it feels and looks like a home-fromhome then you are more likely to benefit from repeat bookings and recommendations. The property should be of a high quality finish throughout including flooring and walls. Pictures, ornaments, soft furnishings and other co-ordinating decorations will help to achieve this. Heating should be fully thermostatically controlled rather than storage heaters and lighting should be well positioned giving varied levels of illumination to suit every occasion. Value added extras such as a high chair, cot, stairgate etc. will make a difference to your guests with families.