

## Fixture and fittings checklist for student rented accommodation:

### Living Space

- carpet
- curtains/blinds
- adequate lounge seating for all tenants
- dining facilities (if not in kitchen or separate dining room)
- central heating
- TV Aerial

### Kitchen

- floor covering
- curtains/blinds
- cooker with extractor hood
- microwave
- fridge/freezer or fridge and separate freezer
- dining facilities (if not in living room)
- washing machine
- tumble dryer or washer dryer (optional)
- central heating (if applicable)

### Bedrooms

- carpet
- curtains/blinds
- bed
- mattress
- wardrobe
- drawers
- study desk/table and chair
- central heating
- facility for Internet access

### Hall/stairs

- carpets
- curtains/blinds (if applicable)

## **Bathroom**

- floor covering
- curtains/blinds
- bathroom suite including bath, sink and toilet (additional requirements under HMO legislation for properties with more than 4 bedrooms)
- shower
- extractor fan
- central heating (if applicable)

## **Furniture**

We do not expect landlords to buy brand new furniture but we suggest that all furniture is durable, coordinated and of good overall quality. Items such as bookshelves, modern light shades/fittings and new, matching curtains, are always appreciated and can be a relatively inexpensive way of increasing the appeal of your property.

All soft furnishings (e.g. three piece suites, chairs, curtains and mattresses) must comply with the Furniture and Furnishings (Fire/Safety) Regulations 1998.