



Property Setup & Staging Guide

This guide outlines the minimum setup standards required for properties managed by Torr Property Group.

Preparing the property correctly ensures it is guest ready, professionally presented and optimised to perform well across booking platforms.

The following outlines the minimum setup standard required before a property can be launched on booking platforms.

Bedding & Bedrooms

Bedrooms should be prepared to a hotel standard to ensure a comfortable experience.

Each bed should include:

- hotel quality duvet
- white bedding only
- minimum of 4 pillows per double bed
- 2-4 decorative cushions per double bed
- bed throw for presentation

Decorative cushions and throws are important for presentation when professional photos are taken and help improve the overall appearance of the listing.

Landlords must provide three full bedding sets for every bed in the property.

Example:

2 beds → 6 full bedding sets

Each set should include:

- duvet cover
- fitted sheet
- pillowcases

This allows efficient changeovers between guest stays.

Towels

Landlords must provide three towel sets per guest capacity.

Example:

Property sleeps 4 guests
4 guests × 3 sets = 12 towel sets

Each towel set should include:

- white bath towel
- white hand towel

White towels are required to maintain consistency and presentation across the property.

Kitchen Equipment

The kitchen must be equipped for the maximum guest capacity of the property.

Matching sets should include:

- plates
- bowls
- mugs
- drinking glasses, wine glasses
- knives, forks and spoons

Cooking equipment should include:

- saucepans
- frying pan
- cooking utensils
- chopping board
- microwave
- kettle
- toaster

Guests should have enough kitchenware for the maximum number of guests staying in the property.

Living Area

The living space should feel comfortable and suitable for guests to relax.

Minimum recommendations:

- sofa or seating
- coffee table
- Smart TV (55 inch recommended)

The space should be clean, uncluttered and well presented for photography.

Bathroom Essentials

Each bathroom should include:

- toilet brush
- bin
- bath mat

Landlords must also provide dispensers for shampoo, conditioner and shower gel which will be refilled by the cleaning team between stays.

Additional Guest Essentials

The property should also include:

- iron and ironing board
- hairdryer

These are commonly expected by guests staying in serviced accommodation.

WiFi

Reliable WiFi is essential.

The property must have a stable and working broadband connection before launch.

WiFi details will be included in the guest information guide.

Property Presentation

Before professional photography takes place the property should be:

- fully furnished
- professionally cleaned
- beds made and styled
- all personal items removed
- clutter removed from surfaces
- all lights working

This ensures the property is presented at its best when launched on booking platforms.

Property Access

We will advise on the most suitable guest access method depending on the property.

This may include:

- lockbox
- smart lock
- key safe

If on-site key access is not possible, we may use KeyNest stores, which provide secure off-site key collection for guests.

Where this is required, the monthly cost would be covered by the landlord.

Professional Photography

Professional photography will be arranged by Torr Property Group once the property is fully prepared and ready for listing.

Typical cost:

£175–£250 depending on property size.

Professional photography plays a key role in the performance of the listing across booking platforms.

Final Note

Properties that are prepared to a high standard typically achieve:

- stronger first impressions
- higher nightly rates
- better guest reviews
- improved occupancy

Preparing the property correctly from the beginning will significantly improve its long term performance.