

the-agent.uk



the agent



Our Commitments To You

- 🕒 To always be realistic and responsible with our advice and valuations.
- 🕒 To be easily contactable and communicate with you in a timely manner.
- 🕒 To include an interactive virtual viewing, professional photography, floorplan and EPC as standard.
- 🕒 To work for you on a no sale, no fee basis with no hidden costs.
- 🕒 To have no minimum contract term, putting you in control.
- 🕒 To provide constructive viewing feedback & general market updates and trends.
- 🕒 To be available seven days a week – including accompanied viewings.
- 🕒 To offer unrivalled expertise throughout the entire process – you have one point of contact dedicated to your sale.
- 🕒 To work in your best interest and follow your instruction.

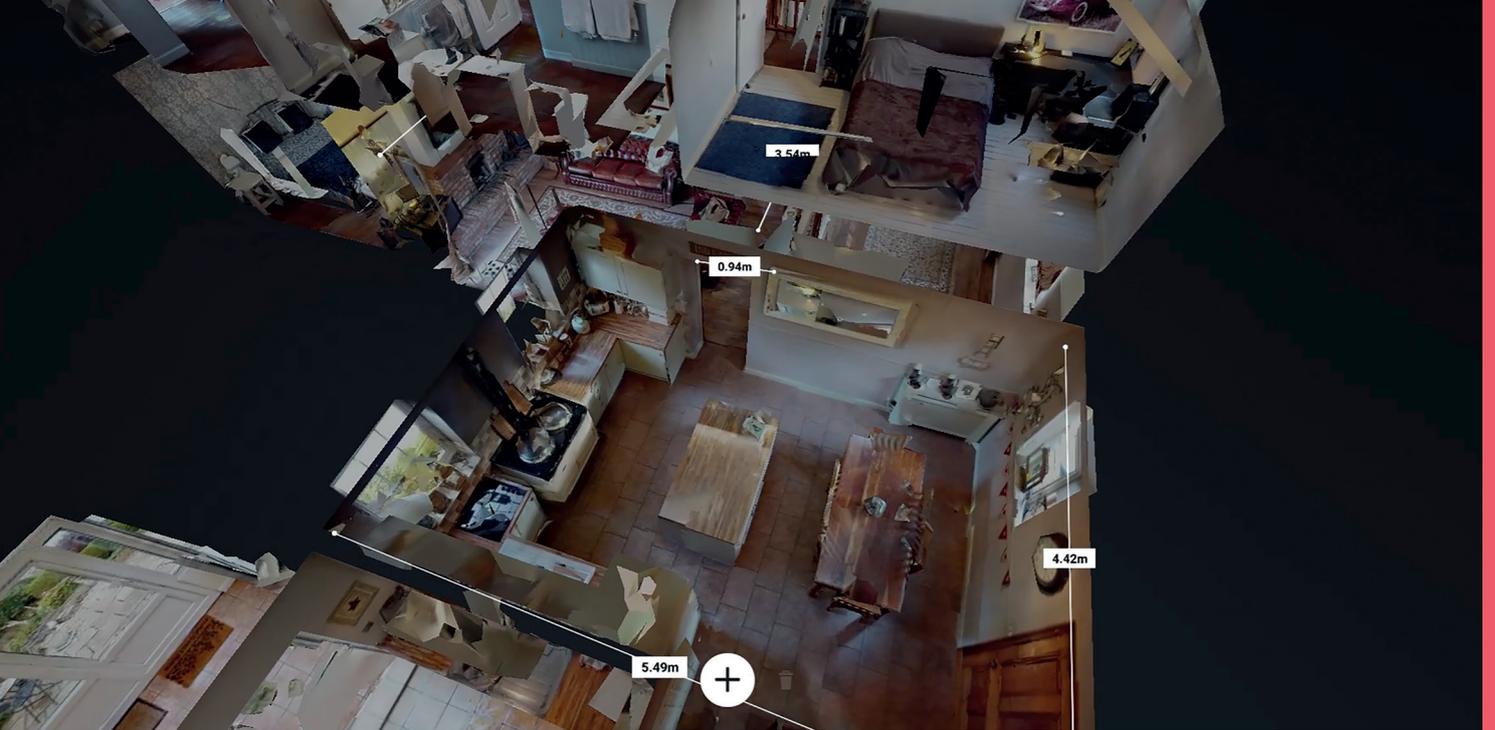
Why Choose Us?

Our sales professionals boast a fantastic record of selling properties using our wide range of local, regional and national advertising. Their success starts with marketing at the correct price and setting reasonable expectations. Importantly the person who gives you a valuation remains your point of contact throughout the entire journey, from start to finish.

At The Agent our valuers are our business partners and as such they are paid based on properties that sell, not on the number of houses they put on the market. Believe it or not this is quite unique. We have no intention of underselling your property, but at the same time we don't assign an inflated value simply to gain your instruction and make our own stock list look impressive.

It is the fact that we deal with only a handful of properties that frees our partners up to respond much quicker to all enquiries, viewing requests and offers, giving you a better chance of achieving the sale you want.

Our experienced team fully understand the importance of clear communication, reliability and support throughout the entire process. Not only will we find a buyer, we are also more than happy to handle the negotiations on the property you are looking to buy, or at least offer research and advice to assist you in getting it for the best price possible.



Interactive Virtual Viewings



As well as featuring on all the major property portals, we offer a range of inclusive marketing services that other agencies usually charge as extras, such as interactive virtual viewings.

For a comprehensive service comparison please check out the chart in your folder.

To get a feel for what an interactive virtual viewing can bring to your marketing visit

www.the-agent.uk/matterport
or alternatively scan the QR code above. These interactive viewings are so much more than the basic video tours you may see with other agents. They allow people to measure up to see if furniture will fit and walk through at their own pace, looking around a full 360 degrees.

6 Top Tips To Sell Your Property



Property Presentation

Always ensure your property receives professional photography, on a day of good weather, to maximise the interest generated. Poor / stretched photographs will affect the number of viewings and ultimately the price achieved. A floorplan will also help people to visualise living in the property and Rightmove figures show this will increase enquiries by 52%. All of this is included within our service.

Give Your Property Kerb Appeal

First Impressions Count - A potential buyer can be put off before entering your home if the exterior is in bad condition. Ensure the front door and fences are not looking tired by giving them a lick of paint, the garden isn't covered in weeds and hide the bins. The garden can be a great selling point so keep it maintained, especially for the initial pictures and subsequent viewings.



Little Things Count

Potential buyers will probably have a number of properties to view, and will be looking for pros and cons to be able to compare your property to others they have seen. You need to ensure small maintenance jobs are fixed, it only takes a few minutes to replace those light bulbs and tighten that hinge. This will offer potential buyer's a greater confidence that the property is and has been well maintained throughout your period of ownership.

6 Top Tips To Sell Your Property



De-Clutter

It's very important to ensure your property is shown in its best light, the less clutter there is, the easier it will be for a potential buyer to visualise living there, place their furniture and understand the room dimensions. It also makes a huge difference to how the interactive viewing looks online.

The kitchen is a key selling point and can often be a deal breaker. Make sure all the worktops are clear and that it smells fresh and clean. If you own a pet, ask a relative or friend to look after it during viewings. As much as you love your pet, some people are allergic or have very strong feelings towards pets, which could affect interest levels, or the viewing experience for buyers.

Freshen Up

This doesn't mean spending lots of money and effort on styling and redecorating the entire house as no two people will like the same décor. All that's needed is to freshen up rooms with neutral, warm colours, keeping your home looking light and airy, which is important to ensure the widest appeal. Pink walls will interest some, but others will be calculating the cost of re-decorating!!



Define Each Room

Potential buyers need to be able to visualise themselves living in the property so it is essential that each room is shown off to highlight its key purpose. For example if your dining room is full of work papers, return it to its original purpose by laying the table with your finest crockery. It's also important to de-personalise, take down photographs and posters in a child's room etc. Give your property the best chance of generating immediate interest and achieving the best price possible.



What Do You Need To Do Next?

Talk To Your Allocated Property Professional

Please call your partner agent to arrange a suitable time and date that a photographer can visit to do the interactive tour, pictures and floorplan. They will try to visit on the best day possible weather wise to get your property in the best light possible. Please remember we take a little longer with our interactive tour and photos because we capture a 3D scan of your property in High Definition, not just a general layout and a few quick snaps. This appointment will take a couple of hours and our photographer will call you to discuss.

Useful Information / Planning Permissions

If your property has undergone any extensive building, change of use, damp proofing or insulation it is advisable to have copies of any guarantees or granted permissions. Furthermore if your property requires any modernisation, for example double glazing or a new kitchen, a handy tip is to obtain quotes for the items, to ensure you are aware of any cost implications, plus it helps you gauge whether potential buyers are being realistic with their offers!

Provide Suitable Proof of Identification

To sell your property we need to see ID that proves your likeness, full name, and address for money laundering purposes. Suitable forms of ID acceptable to prove your name would be a Current Driving Licence or Passport. To prove residency we can accept a Current Driving Licence, State Pension book or Bank Statement / Utility Bill dated less than 3 months. There must be two different forms of I.D, as an example the Driving Licence cannot prove both parts. We will use software to scan your ID and run an anti-money laundering check.

And Finally, Trust Your Agent!

Your assigned property professional will have a minimum of 10 years local experience. They will always be honest with viewing feedback (without trying to cause offence) and any constructive criticism will be provided with the aim of obtaining a sale at the best price possible. It is important your agent understands your timescales and the reasons behind them in order to best assist you. Your assigned professional can also help negotiate on your onwards property purchase, whether it's for sale with us or not.



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rightmove 

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