



SALES INFORMATION

Thank you for contacting us regarding the sale of your property.

We hope you find the information contained in this pack helpful and that this also allows you to make an informed decision on which Agent to instruct.

The services we provide are fully transparent and fairly priced to offer a service suitable for even the most cost-conscious seller.

We know how important it is to choose a good Agent with local knowledge and experience. We are a proudly, independent run Agency established since 2006 and cover both residential and commercial property sales. We pride ourselves in offering a personal, tailored and friendly customer experience.

We are a highly qualified and accredited Agent offering the highest levels of service available within the industry. We are supervised by The Property Ombudsman, HMRC Anti-Money Laundering and we are also members of NAEA and ARLA. We hold relevant CMP and Professional Insurance, so you can be assured when it comes to property you are in safe hands. It is unfortunate that quite often we see the failure to choose a good Agent prove detrimental and costly for sellers and their property, so please do consider your options carefully.

We have a state of the art cloud based system in place to allow us to provide all customers with an exceptionally high level of service at all times and real time updates on how their property is performing on the market.

We are able to offer bespoke services and are open to assist with any other services you may require. We also have access to a team of leading Property Law Solicitors/Conveyancers on hand, to answer any legal concerns you may have and manage your property sale through to completion.

Please don't just take our word for it when choosing an Agent, please also visit us on Google via the many genuine reviews we have received for our Services. We are your top-rated agent at 4.9 on Google!

17/19 Cleveland Street | Redcar | TS10 1AR

☎ 01642 483 430

✉ info@redcarletting.co.uk

🌐 www.redcarletting.co.uk

Companies House Reg. Number 5769546 VAT Reg. Number 212 5738 26



Please see what our recent Clients are saying about our Services!

Customer Reviews:

Iain Hurst

5 STARS

***I have previously had 7 moves, but this company is by far the best, most professional I have had the pleasure of doing business with. From carrying out the valuation to selling and completion took a total of 27 days.*

Thanking you all especially Jennifer

Paul Anderton

5 STARS

***Jennifer at Redcar Lettings and Sales was an absolute legend in getting my house sale pushed through. She was on top of a really bad "home buying company" and their related solicitor and without her it would not have happened on time. We cannot thank her enough. In my opinion, her personal attention goes way beyond any other estate agent in Redcar, or for that matter, any I have used before! I have renovated many properties and Jennifer is the best by a long way. Thank you so much and if only everyone was this good! 👍*

Sophie Hartshorne

5 STARS

***I would like to thank Redcar Letting and Sales for their amazing service whilst selling our house. We were fully supported throughout the sale by all members of staff at the firm, who all offer outstanding levels of service. Everyone was professional, approachable and supportive through each step of the process. Their service is excellent value for money and we would highly recommend Redcar Lettings and Sales to anyone*

David Nicholls

5 STARS

***From start to finish, Jennifer was brilliant. I found the whole team at Redcar Sales and Lettings to be responsive and professional. Questions were dealt with promptly and the advice given on sales price and marketing strategy were spot on with regular updates on website stats, though due to the exceptional skills of the team, the property sold very quickly. Jennifer spent time in creating great photographs and a 360 digital walkthrough, working with me to stage the property to show it at its*

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*best. Jennifer's knowledge of the area and property are second to none and I have no hesitation in recommending Redcar Sales and Lettings. The cherry on the top is the pricing structure, which offers incredible value for money***

>Our sales fees are fixed at £995 inclusive of VAT. We operate on a 'no sale, no fee' basis. We also guarantee to beat any sales quotation you receive from any other Agent<

Our Sales Process

Valuations

- ✚ We offer a comprehensive and extensive property valuation which includes a '**Best Price Guide**' created in conjunction with Rightmove, to ensure your property is marketed at the most accurate figure to encourage a faster sale. If you are not in a rush to sell and require a higher figure, we are always happy to work with you to try and obtain this. Our services are always flexible.
- ✚ Our **experienced, highly qualified and friendly Agent** Jennifer who has over 24+ years in the industry can also offer advice on any work that may be required to enhance the property, again in the hope to achieve a faster sale. Jennifer is also an accredited member of NAEA and ARLA, providing you with the highest standard of service at all times.

Marketing Brochure

- ✚ We take full measurements of your property and include extensive details of each room within the marketing brochure. Our photographer Jennifer will take a varied and large selection of photographs showing your property at its best.
- ✚ All our marketing brochures come with a detailed **Floorplan at no extra cost** carried out by an external assessor.
- ✚ **An energy performance certificate (EPC)** is a legal requirement and is required for the brochure. We will advise you if one is not available on the property. We are then happy to arrange this for you if one is required.

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Marketing your Property

- ✚ We market your property through **Rightmove**, the UK's number 1 property website.
- ✚ We market your property through **OnTheMarket**.
- ✚ We market your property through **Facebook**.
- ✚ From time to time we sponsor properties through social media including **Facebook**.
- ✚ We market your property with a **stunning RICOH 360 Tour** Free of charge which interacts with the **Floorplan**.
- ✚ We market your property through our Town Centre, customer faced offices.
- ✚ We market your property on our Website www.redcarlettingsales.co.uk.
- ✚ **FREE Premium Listing** on your property for the life of your property – subject to availability! This offers maximum exposure to your property on Rightmove.
- ✚ **FREE Featured property listing** on a rotational basis.
- ✚ We are open **6 days** a week to deal with all enquiries and have out of hours monitoring in place.

Supervised viewings

- ✚ We can offer **supervised, professional viewings** and all viewings will be carried out by our dedicated Sales Negotiator Donna.
- ✚ When a viewing is carried out we will aim to provide you with **viewing feedback** within 72 hours of the viewing where this can be obtained successfully. Feedback is very important as it can identify any areas that you may be able to improve on to help encourage a sale.

Keeping you Updated

- ✚ We provide you with professional, **regular updates; every 7 days** designed in conjunction with Rightmove. This is extremely important as it gives you an idea of how your property is performing on the local market. If there is a fall in interest levels then it prompts us to take action. This can be by way of price reduction, re-ordering of photographs or new photographs etc.

Submitting and Negotiating Offers

- ✚ We quantify any potential purchasers before we provide you with any offers.
- ✚ We negotiate with both parties any offers to ensure the best possible price for your property.
- ✚ When an offer is accepted we instruct and deal with Solicitors of your choosing right up to exchange and completion.

Fees

- ✚ Our competitive fixed fee, **£995** only becomes payable on completion of the sale.
- ✚ There are no hidden charges.

FAQ's

HOW MUCH WILL IT COST TO SELL MY PROPERTY?

Our commission is our fee which is only payable once we have sold your property and legal completion has taken place. We have a flat fee of £995 inclusive of VAT. *We guarantee to beat any other genuine quote.*

WHO IS RESPONSIBLE FOR CONDUCTING VIEWINGS?

We will conduct all viewings on your property for you at pre-approved times. It is completely up to you if you wish to be present whilst we conduct the viewing. However it would be recommended that you leave a set of keys with us if you do not wish to be present. If you wish to conduct the viewings yourself, or if our appointment times are not suitable then this can also be arranged.

IS THERE A CHARGE FOR A VALUATION?

Our valuations are free of charge and carry no obligation.

ARE THERE ANY ADDITIONAL COSTS INVOLVED?

We offer a 'no sale, no fee' service. There are no additional charges.

DO I NEED TO RE-DECORATE BEFORE SELLING?

We would advise that this is not essential in most cases. However, any improvements you make to the property will definitely increase the appeal of the property to prospective buyers. If you require any advice on what work you could carry out on your property to help it sell quicker we can advise you.

WHAT SHOULD I DO TO PREPARE MY PROPERTY TO BE PUT ON THE MARKET?

- Ensure you have a valid EPC Certificate.
- Is the property presentable and any repairs/maintenance up to date?



- Is the external of the property well maintained?
- Is the property tidy and clean, looking/smelling fresh?
- Make sure the property is dressed to impress! Speak to Jennifer who will guide you through this process.

DOES THE AGENT'S COMMISSION INCLUDE LEGAL FEES?

All legal fees are additional and payable on completion of the sale of your property. We have a Solicitor who can provide you with a competitive quote, so you do not need to look any further.

4.9 GOOGLE REVIEWS!

We are members of a Client Money Protection Scheme and also of the following:



Find us on 



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