



TORBAY PROPERTY MANAGEMENT

Sales & Lettings

VENDOR SALES GUIDE & FEE'S





BRITISH
PROPERTY
AWARDS

2020 - 2021



GOLD WINNER

LETTING AGENT
IN TORQUAY



BRITISH
PROPERTY
AWARDS

2020 - 2021



GOLD WINNER

LETTING AGENT
IN SOUTH WEST
(DEVON)



BRITISH
PROPERTY
AWARDS

2021 - 2022



GOLD WINNER

LETTING AGENT
IN TORQUAY



BRITISH
PROPERTY
AWARDS

2021 - 2022



BRONZE WINNER

LETTING AGENT
IN SOUTH WEST
(DEVON)

MULTI-AWARD WINNING

View Agents™

National Gold Winner

EXCEPTIONAL
★ REPUTATION ★

2020

Sponsored by

kerfuffle

2 CONSECUTIVE YEARS
RUNNING FOR BEST IN
TORQUAY & DEVON!

WHO ARE WE?

Torbay Property Management

Multi-award winners, Torbay Property Management Sales & Lettings are specialists in the Sales, Letting and Management of residential property, taking pride in our reputation for providing a professional yet personal service to our vendors and landlords for over 18 years.

The directors and staff are trained to ARLA & NAEA standards and have been working together for many years and continually aim to reinforce their position as the bays leading agent.

Through extensive experience we have been able to clearly identify the needs of both vendors and landlords and develop our services to meet them needs.

By ensuring that all our staff are experienced and dedicated, we can provide you with a quality service with the peace of mind that your property is in safe hands.

We are members if the ASSOCIATION OF RESIDENTIAL LETTINGS AGENTS (ARLA) & NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA) which means our practices and client accounting systems are fully regulated. This is in turn means that we are accountable and your money is protected and insured.

ARLA & NAEA is the only governing body for letting agents which requires their members to be professionally qualified and to continue their learning and development each year.

Our office and shop window are in a prominent main street location and are A3 displays are LED backlit to make your property stand out, day and night,



OUR MARKETING

Online, Print & Social Media

Online:

We use a range of online property portals to advertise your property including **ZOOPLA**, **ON THE MARKET**, **PRIMELOCATION** and our own website to give you the best possible chance of finding the right buyer or tenant without delay covering ALL the major property portals as well as social media, such as Facebook, Instagram and YouTube!



Boards:

If applicable we can place a **“FOR SALE”** or **“TO LET”** board up in a prominent position outside the property to make passers by aware of the property being available – this can work particularly well on street with a high turnover.

Property Brochures:

Full colour property particulars for each property which include photographs, descriptions, floor plans and are available in printed and digital format

OUR MARKETING

Online, Print & Social Media

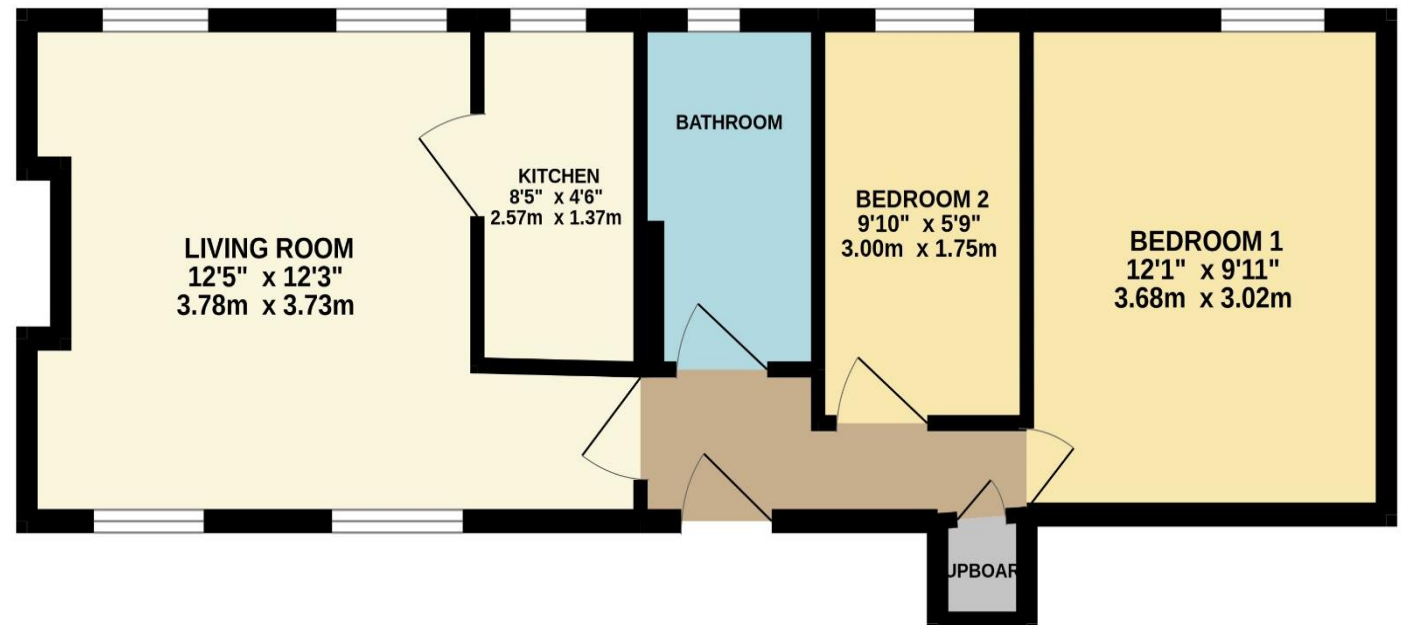
Window Displays:

We have an office situated in a **PROMINENT MAIN STREET** location with one of the biggest windows in Torbay which has been refurbished with the latest A3 **LED BACKLIT DISPLAYS** to showcase your property, day or night



Photographs & Floor Plan:

We will take and edit photos ready for the marketing of your property and create a colour floor plan which will be displayed online and in our brochures



SELLING YOUR HOME

FEE'S & SERVICES

At Torbay Property Management Sales & Lettings we can market your property for sale and find the right buyer at the best possible price without delay. We are a local, independent agent with local knowledgeable staff and can offer a first class service at an affordable price.

We offer a refreshing approach to sales and we pride ourselves on getting to know our buyers and what they are looking for in Torbay. This means we can usually always find the best buyers for your home at the best possible price.

We take a proactive approach and wont just sit back and wait for people to come to us, we will stay in touch with potential buyers so we know when your property is a match for them. We make frequent calls to our potential buyers and send them the full details of your property.

Torbay Property Management Sales & Lettings comprehensive marketing package includes:-

- Internet Advertising – including Zoopla, On The Market & Boomin
- Coloured Details with Internal and External Photographs
- No Sale No Fee
- Regular Feedback
- “For Sale” Board
- Accompanied Viewings
- Searches Ordered Upon Completion
- Full Negotiation with Buyers
- Sales Progression through to Completion

Our sole agency selling fee is only **1.00% + VAT** with a minimum fee of just £1000.00 + VAT.*

A unique service we offer, included within our fee

We will instruct searches to be carried out as soon as we are instructed to sell the property, ready for purchase by the buyer once an offer is accepted. This could dramatically speed up the sale and completion of the property by up to approximately 10 weeks!

*1.2% inc VAT subject to a minimum fee of £1200.00 inc VAT

**A GREAT PROPERTY
MANAGER IS KEY TO
SUCCESS IN REAL ESTATE**

- Robert Kiyosaki

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