




SELL RIGHT

RESIDENTIAL ESTATE AGENTS

Get your
FREE
property
valuation
now!



*"We make it
an easy and
convenient
process."*

Sell-Right

Sell Right is fully independent family owned estate agent, run and staffed by people with a passion for property, superior local knowledge and dedicated to helping you with the sale of your home.

We are delighted that you are considering us to represent you. Our experienced and knowledgeable staff will be available to guide you in every aspect of your sale.

"We make it an easy and convenient process"

Choosing Us

Choosing to appoint **Sell Right** as your estate agent will provide you with a truly personal and comprehensive service from the free marketing valuation through to the day of completion.

We work hard to best present your home to potential buyers by using our experience to produce a tailored marketing package that positively reflects the property. We will take time to listen to the information and views you have as we believe your input is vital while selling your property. We will offer you all the support and help you may need when we are marketing your property.

*"Selling your home is an intensely personal
and emotive experience."*

Why use Sell Right?

“Flexible agreements to suit everyone’s needs.”

Using Sell Right you will benefit from...

- ◆ **Traditional personal service coupled with the very latest technology.**
- ◆ **Extraordinary lengths to match your property to all possible buyers.**
- ◆ **Proactive Marketing to ensure your property receives national and regional exposure**
- ◆ **Superior Local knowledge and property trends**
- ◆ **Family owned and staffed professionals who deal on a personal level**
- ◆ **Flexible agreements to suit everyone’s needs**
- ◆ **Proactive sales chasing throughout the Conveyancing process, providing regular email updates to clients.**
- ◆ **Attractive online marketing of your property making use of colour floor plans, wide angle lens photography and 360 virtual viewings.**
- ◆ **An extensive client database mailing list to accurately match your property to suitable purchasers.**

First Impressions Count

When you’re trying to sell your property, don’t underestimate the kerb appeal and first impressions your home should make. If your home is unappealing from the outside, you are less likely to entice buyers inside. This also goes for the inside of your home; you should see viewings as showcasing your home rather than simply showing the space.

Lots of people make an instant judgment on a first impression. Just a few simple things can dramatically alter that first impression and get people through that front door.



“Superior service comes as standard.”

Marketing...

Sell-Right

Sell Right will advertise your property extensively and such as we subscribe to major property portals such as Rightmove.co.uk, Zoopla.co.uk (Includes 15 Partner sites such as yahoo & msn) and primelocation.com

Along with the above your property will be showcased on sell-right.co.uk which is available 7 days a week, 24 hours a day. With our site top of Google advertising you can be assured your property is reaching the maximum amount of exposure.

In addition to property portal marketing, we are extremely active on all major social media marketing making regular use of all the major sites such as Facebook, Instagram and Twitter. More and more people are using social media so this allows us to reach out to and interact more directly with a whole new range of customers that are thinking of entering the housing market.

rightmove 

Zoopla

 PrimeLocation.com

LISTED IN THE
**'BEST ESTATE
AGENT GUIDE'**
2022 & 2023



"Advertise properties extensively"

Floor Plans

Floor plans are an ideal way to convey quickly and accurately to prospective purchasers the relative room/area size and features of a marketed property, to see at a glance the layout and potential development areas a property may have. They are an ideal and necessary sales and marketing tool.

As the market becomes more of a buyer's arena, potential purchasers demand more information before looking at a property. A floor plan can help raise your property above the rest, increasing its chances of finding a buyer at the right price. **Sell Right** can give you the advantage you need by providing you with the highest quality floor plans.



"85% of initial enquiries for sale or rental properties are made online."

“Ensuring energy efficiency in your property.”

Energy Performance Certificates

Energy performance certificates (EPCs) give potential buyers an upfront look at how energy efficient your property is, how it can be improved and how much money this could save.

EPCs for homes were first introduced in 2007 as part of home information packs (Hips) for home sellers. Hips were scrapped in 2010, but if you're selling your house you're still legally required to have an EPC in place.



“Show your home in a class of its own.”

360 virtual walkthrough
from anywhere, anytime...



360 Virtual Viewings

We employ the use of a 360 virtual viewing feature which is fully interactive for the user and not a simple video of a property whereby a potential buyer cannot have a good look around the property. Buyers quite often like to gather as much information and get as much of a feel for a property as they can before booking a viewing and this feature offers that to them. Virtual viewings also streamline the whole process for a vendor. If a potential buyers' interest drops after a virtual viewing, it is likely they would have dropped at some point in any case. However, if a potential buyer booked a viewing following a virtual viewing it means that they are going to the property with greater intent of offering.



*"Attract more prospects by giving viewers
the most complete representation of your property."*

360 Virtual Tours

“A booked viewing following a virtual viewing means they visit with greater intent of offering”

The key benefits include:

- ◆ **Greater buyer intent and better quality viewings**
- ◆ **Saving vendors time, effort and money preparing their homes.**
- ◆ **Greater accessibility for potential buyers.**
- ◆ **Boost in online property portal views.**



“The most transparent, informational, and immersive customer experience.”



“Showcase your property in a class of it’s own.”

Photographs

As more and more people are searching for properties online before they even step into an estate agents office, great photographs are increasingly becoming essential in marketing a house.

A good photograph of a property will catch the eye of house-hunters instantly, whereas poorly lit, wonky pictures are off-putting and relegate a property to the ‘to look at later’ list.

At **Sell Right** we will take high quality digital photographs for inclusion in the sales particulars and internet use, this will include various angles of sometimes the same room to fully expose your property. Our main goal is to showcase your property in a class of its own.

Flexible Viewings

We understand that the home buying process can be daunting and making time to schedule property viewings can be tricky. That is why we are very flexible in making ourselves available for accompanied viewings. We really do everything we can to make property viewings as easy and accessible as possible. We are not afraid to go that extra mile to showcase your property.

“Your move, our motivation.”

Money Matters...

Conveyancing Services

The intricacies of purchasing and selling property should always be looked after by a qualified property lawyer, ensuring that every aspect of your transaction is legal and above board. Our conveyancing experts can make sure that all of the legalities of your property transaction are covered, helping your sale or purchase move forward as efficiently as possible. Our lawyers will provide you with regular updates, enabling you to concentrate on the other aspects of moving home as well as providing you with special rates.

“Everything you need, all under one roof.”

Mortgage & Financial Advice

We believe that every client has different needs and requirements. For this reason we recommend the services of a personal Independent Financial Advisor to work with you and find the best mortgage product. We work alongside a highly respected and established team of Professional Independent Financial Advisors who will carefully assess your personal circumstances and needs to help you find the very best product available.

Whatever the circumstance, our advisors can help. They can provide a full financial advice service, identifying areas that should be considered when buying a property such as Wills, Trusts, Protection, Retirement Planning and Investments. This is very important to us as we believe passionately that our clients should receive the best possible financial advice which addresses all their needs and objectives and is not limited to their mortgage requirements.



If you want us to make your move easy and convenient please don't hesitate to get in touch today for a FREE PROPERTY VALUATION on 01443 401114 or info@sell-right.co.uk

“You may be pleasantly surprised what we have to say.”

"Sell Right provided the service for selling our property."



★ Trustpilot

"We recently sold a property with Sell Right, from the initial valuation to completion Josh and Jennifer were fantastic, proactively chasing the buyer when needed and keeping us informed the whole time.

As first time sellers they couldn't have been more helpful in explaining the process and answering our questions."
S.Ashdown, Trustpilot

★ Trustpilot

"My wife and I chanced upon Sell Right after a negative experience with a different local estate agent during a viewing of a house. From start to finish, Sell Right were fantastic in delivering a service and went way above my expectations and surpassed what our previous agents offered. Customer service was great and Sell Right were available for a call through the working day for questions and updates.

I couldn't recommend the Sell Right team enough during and after the whole buying and selling process."
Thomas Waldron, Trustpilot



"We used sell right to sell our property recently and received excellent customer service from start to finish. They were very knowledgeable and ensured a quick sale of the Property with ease. They used supporting technology such as virtual viewing which was very beneficial in the current climate. We were kept well informed at every stage of the process and would definitely use them again. Highly recommend!"
Jessica Newton, Google Review

"Customer service was great and Sell Right were available for a call through the working day for questions and updates."

What customers say...

“Amazing throughout the whole process of selling my property...”



“Sell Right provided the service for selling our property. They also acted as the agent for a property that we offered on before the seller removed their property from the market. The service for both sale and potential purchase was outstanding.”
Ben Nott, Google Review



“Sell Right without a doubt have been fantastic. Sold 4 family houses all within approx 3 months of being on the market. The photography was amazing and allowed us to generate plenty of interest. Their service and professionalism has been second to none. I would recommend them to anyone.”
Ryan Parry, Google Review



Trustpilot

“Amazing throughout the whole process of selling my property and my partner and I purchasing our new home. They were so reliable and responded quickly to any questions that we had, they made the process stress free with their excellent customer service. I highly recommend Sell Right and can't thank them enough.”
O. Davies, Trustpilot



“I couldn't recommend the Sell Right team enough during and after the whole buying and selling process..”



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Zoopla

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