

Selling Your Property Made Easy



Friendly and Efficient Service

High profile internet marketing

Property progress Reports and feedback

Quality Property Details and Adverts

The most competitive fee in your area

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We Make Property Sales as Simple as Possible to Help You Get a Quick Sale!

Sell Your Property in West Wales and Save ££££s

CeredigionHomes.co.uk is the new independent Estate Agent covering Ceredigion & Carmarthenshire specialising in Residential Property Sales.

We are a local [agency](#) based in Llandysul offering enthusiasm and a warm professional approach together with a good local knowledge of the area. Here at CeredigionHomes we value the chance to work on your behalf and believe in treating people the way they want to be treated by being courteous and proactive to your needs at all times.

Ours is a modern agency but with a very traditional service. You ring us and we will come out to your home to discuss your property needs.



Selling your property?

Selling your property is an important decision and we aim to achieve the best possible price for your home with our straightforward approach and professional marketing techniques. Call us today on **01559 370037** for a **Free No Obligation Valuation** and find out how CeredigionHomes can help you make that speedy move.

Introductory offer

0.9%

No fees upfront no VAT

Sell with us and save £££££s

- ✓ High Quality Marketing
- ✓ No upfront fees
- ✓ Extensive online advertising
- ✓ Support and feedback throughout the sales process

www.CeredigionHomes.co.uk

Extensive Web Marketing

Property marketing has progressed a long way in the last decade with a vast amount of people searching for property to buy online. Getting your home seen on the specialist property portals is the key to many a successful sale.

CeredigionHomes.co.uk employs extensive online marketing both on our own website and on our many partner sites such as:

Zoopla - a fast growing portal buying up lots of other property sites including PropertyGazette, Propertyfinder.com, Findaproperty.com, msn, Virgin, Google, Hotproperty.com and lots more.

CeredigionHomes.co.uk

You'll find us on...

CarmarthenshireHomes.co.uk

Zoopla.co.uk

WalesOnline.co.uk

Homes & Property

and also on...



We make your property highly visible publishing your details within 24hrs of formally instructing us.

We make sure you get the best exposure to help generate interest from potential buyers

Traditional Advertising



Signs are a good marketing tool!



www.CeredigionHomes.co.uk

Quality Service for a very competitive fee

CeredigionHomes is able to offer an extremely competitive fee due to our business model being mainly online. We try to make the sales process as easy as possible so that we can offer a lower fee package to our clients and still give excellent service. Now is a good time to take advantage of our introductory rate of **0.9%** and no VAT. A lower fee means more money to spend on things for your new home.



Once you have formally instructed us to sell your property we will set about taking quality photographs and preparing full property details. CeredigionHomes will take enquiries from interested buyers; negotiate on your behalf, carry out viewings and take care of the paperwork. Our service is professional and friendly and we spend a great deal of energy ensuring we do everything to help you sell your home.



CeredigionHomes.co.uk is a member of The Property Ombudsman (TPO) and adheres to their code of practice. The TPO membership provides sellers and buyers with an assurance they will receive an excellent level of customer service.

Seller Check List

- ✓ Sign our Agency Agreement
- ✓ Read through the property details and approve them
- ✓ Check with your lender – are you on a fixed term etc.
- ✓ Give our Agent keys for accompanied viewings – if agreed
- ✓ Make sure you give your Solicitor all contact details
- ✓ Inform your solicitor when an offer has been agreed
- ✓ If you need a mortgage for the next home purchase – see a financial advisor or your bank
- ✓ When you receive our Memorandum of Sale – Check the details are correct
- ✓ Make sure you have agreed what is and is not included in the sale of the property – are you leaving appliances and carpets etc
- ✓ Agree the date for exchange of contracts and completion of sale with the purchaser and make sure both parties solicitors are aware
- ✓ Make sure you have carried out the survey
- ✓ Inform all relevant companies of your change of address – Bills such as Electricity, Gas, Water, Council Tax (read any meters), inform your Bank
- ✓ Having informed of your change of address it may be useful if you get all mail redirected by the post office for a few months incase there are people you have forgotten to inform

Buyer Check List

- You will need to instruct your Solicitor
- Pay your Solicitor for search fees
- Have you applied for a mortgage and paid the survey fee
- Will you have a full structural survey and if so have you arranged this
- Have you arranged Life Insurance

Things to do before you can exchange contracts

- Get your mortgage offer
- Deposit monies to be with your solicitor (cheque /bankers draft)
- Sign your contract and agree to any fixtures and fittings provided by the seller
- Complete the survey report
- Your solicitor will report on searches and other documentation relating to the property you are buying
- Agree a date for completion with the seller. All parties involved must agree the same date for moving.