

bath
stone
property

lettings

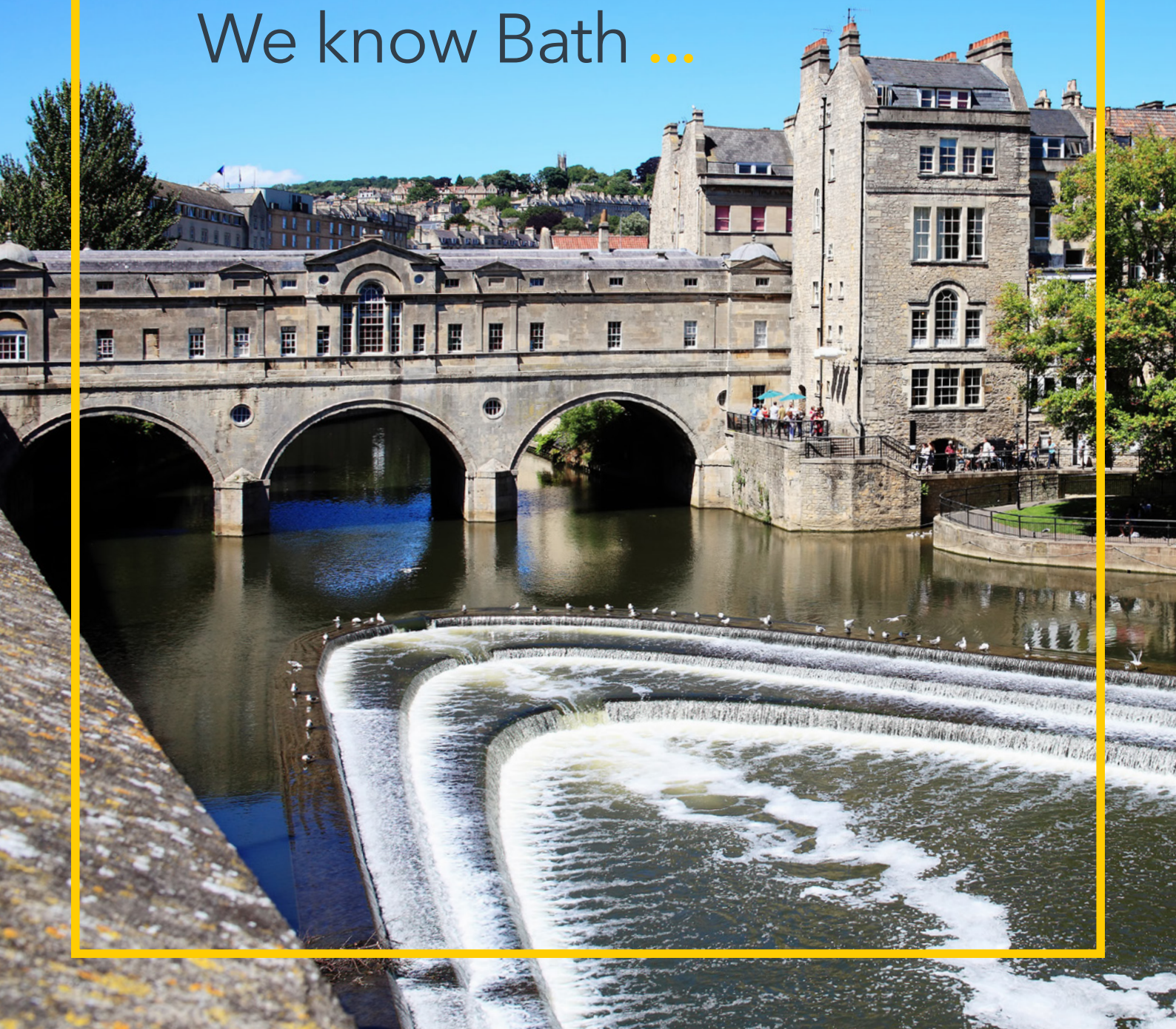
Letting a family home ... Buying an investment
Short-term letting
Referencing, legal advice and document preparation



It's your journey - we're here for you.

Whatever your needs [#wedopropertybetter](#)

We know Bath ...



Bath Stone Property was founded on the heritage of the beautiful city of Bath, with a fresh, innovative and forward-thinking approach focused on you.



Anna Moore (left) and Sarah Bryant (right) created Bath Stone Property; between them they have 40+ years of industry experience.

They want to offer traditional values of honesty, reliability, stability and independence whilst providing modern methods of marketing property.



You can trust us ...

Choosing Bath Stone Property

Letting a property is a complex and time consuming process that relies on excellent industry knowledge.

As a local independent agent, we know our market inside and out; we provide excellent marketing advice, promotional assets and a proactive approach in finding you suitable tenants.

We pride ourselves on always acting in your best interests, tailoring packages to suit your needs backed up with a wealth of experience. We achieve this in a personal and approachable manner.

Being a member of the Association of Residential Letting Agents (ARLA, Property Mark) ensures we provide all our services to the correct standard and clients' funds are protected, giving unrivalled peace of mind.

Our promise for every client is to provide a friendly and approachable experience. All our staff attend regular training courses ensuring they can share up to date knowledge with you at all times.

"We have always received professional and caring customer service with good, practical advice. We would not hesitate to recommend Bath Stone Property as an agent you can trust."

5★ Google Review



We let carefully ...



Letting Your Home With Us

Many of our clients have been with us for years, and would not dream of going elsewhere!

Our 10-step process fully covers the management of your property, from valuation and marketing to looking after your tenants; however we will always offer as much flexibility as we can, so please feel free to discuss any of the steps with us.



1.

Assessment & rental valuation of your property.



2.

Discussing and choosing the right level of service to suit your needs.



3.

Instruct us to act as the appointed letting agent for your property.



4.

Prepare your property ready for the market (**see our top tips!**)



5.

We commence and manage your exclusive marketing strategy.



6.

We find and screen the best tenants available for your property.



7.

We will then negotiate the best tenancy options available to you.



8.

We complete referencing checks for your potential tenants.



9.

We ensure you and your property are fully compliant.



10.

We will look after your tenancy, throughout the full letting term.



Prepare the
perfect property ...

Top Tips for Perfect Presentation

When getting your property ready for the market, following our top tips can encourage tenant viewings (prepare for many!) and get you the best price in the shortest possible time.

These can be done yourself, or we can organise work on your behalf.



De-clutter!

A simple sort out can really help show off every inch of your property.



Treat your house

Give your property a thorough clean; no sweeping dust under the carpet!



Windows that will WOW!

Give your windows a clean inside and out, and make them sparkle!



Refresh paintwork

Fresh paint can transform and brighten rooms, lighter colours will make them feel bigger and airier.



Finish the odd jobs

Sort out that leaky tap or that dodgy light switch; little things like these can delay a tenant moving in.



Stay neutral

Whites, greys and subtle, pale colours can appeal to many more tenants.



A bright idea...

Think about your lights - are all the bulbs working?

Use warm light in rooms like the living room or bedrooms, and cool light in practical rooms like the kitchen.



Kitchen & bathroom

These rooms are very important; ensure these are kept to the best standard - no broken fittings or dirty washing on display!






At Bath Stone Property
we're all about great service
and great results

Marketing

Over 1 billion minutes are spent viewing top property portals every month.

With technology developing in leaps and bounds, we have made sure our unique marketing package offers you an exclusive strategy that highlights your property's individual features, increasing exposure and a better chance of achieving the best price and most suitable tenants.

We have fully embraced what the internet and social media can offer in promoting your property and our business, helping make sure your property appeals to the largest audience possible.

-  Partnering with top property marketing portals, we can market your property 24/7.
-  Our automated email alert system matches up and instantly informs interested renters in our database when a property within their preferences has gone on the market.
-  Targeted video-based social media exposure generates even more visibility and interest in your property.
-  Global internet reach with second-to-none local property knowledge.
-  Property File portal linked with Rightmove and Zoopla providing market performance, updates and viewing feedback available for you to check at any time.

ZOOPLA

rightmove 

 **OnTheMarket**

Giving
back ...



Supporting our Community

At Bath Stone Property we love getting involved with the local community, whether it be colouring competitions with local schools or attending and sponsoring local events.

Throughout the year we arrange events to raise money for charities such as Breast Cancer Care, Jessie May Children's Charity and Macmillan Cancer Support. We have arranged coffee mornings, got ourselves muddy at obstacle events and even done the odd sky dive!

As a team, we enjoy the variety of fundraising we do, and are always looking for new local schools and charities to support - if you have or know of a local school or charity looking for additional support, we would love to hear from you at

lettings@bathstoneproperty.com



Speak to us

t 01225 422224

e sales@bathstoneproperty.com / lettings@bathstoneproperty.com

w www.bathstoneproperty.com

a 1 Hayes Place, Bath, BA2 4QW

