

bath  
stone  
property

sales



First-time purchase ... New family home  
Relocation ... Lifestyle change ... Downsizing  
Retirement ... Investment

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

Whatever your needs [#wedopropertybetter](#)

Focused on You ...





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

We understand today's buyer is tomorrow's seller, which is why we work hard to ensure we have excellent communication, management and organisation when it comes to getting you moving. Buying and selling a property can be a complex and time consuming process; here at Bath Stone Property we pride ourselves on being able to achieve this for every client with a number of objectives.

"Having just sold our home with Bath Stone Property, we were extremely impressed with service they provided us. From the initial meeting on the property valuation to their constant help with completing the sale, the team at Bath Stone Property were professional and efficient throughout. We wouldn't hesitate to recommend them and will be calling them again in the future."

5\* Google Review

-  Provide excellent marketing advice specifically to get your property noticed.
-  Create high-quality physical and digital marketing material, using professional photography and video tours to present your property in the best possible light; we can even offer 360 tours and drone photography as well!
-  Communicate with you regularly, giving feedback on what prospective buyers are saying about your property.
-  Always look after your interests and be proactive in marketing your home to achieve the best price in the quickest possible time.
-  Manage every stage of the process for you, providing guidance along the way. You'll also have the benefit of our expert advice, should you need it.



# Selling your home with us

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## 1. Your free valuation!

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Our valuation service is free and impartial - just show us what you love about your home! After our visit, we will let you know what your property is worth and how we can market it.

## 2. Instruct us

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We will arrange another meeting with you to complete professional photography, prepare floor plans and organise an EPC. You will be sent everything for your consideration and approval once complete.



## 3. Innovative marketing

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Once you approve your property information, our marketing begins! Your property will be listed on Rightmove, Zoopla, OnTheMarket and our own website.

We will also contact potential buyers from our mailing list and, if required, a Bath Stone Property "For Sale" board will be delivered and placed outside your property.

## 4. The viewings

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With our marketing methods, we are confident you will have prospective viewers wanting to view your property right away. As your agent of choice, we will (where possible) conduct viewings on your property. What's more, we promise to follow up with all viewers within 48 hours and let you know how everything went.





## 5. Offer negotiations

This is where it gets exciting; we will confirm any offers made in writing and discuss these with you in full.

We'll do all the due diligence to ensure any potential buyer is able to proceed in terms of financial position and timescale, helping you make an informed decision.

## 6. Offer confirmation and solicitor instruction

Once you have accepted an offer, you will need to formally instruct a solicitor. We will then write to all four parties - yourself, your solicitor, the buyer, and their solicitor - with a Memorandum of Sale.



## 7. The legal process

Your solicitor will ask you to fill in legal paperwork for your property, including a "fittings and contents" form.

They will send out a contract to the buyer's solicitor - but don't worry; our Sales Progressor will ensure you are kept up to date on the process every week.

## 8. Exchanging contracts

Once all parties are ready, you will exchange contracts and set a moving date! At this point start thinking about booking your removal company, and organising the change of your utilities.



## 9. Moving day!

Ideally, when moving day arrives, you should aim to leave your property by midday. As your agent, we will hold on to your keys until your solicitor informs us your buyer has transferred their funds.

With the funds in hand, we will release the keys on your behalf!



# Property File

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As part of the friendly, professional service Bath Stone Property provides, our innovative Property File portal is what really sets us apart from our competitors.

Using this we make sure we provide sensible, sound and unbiased advice to ensure our vendor's properties achieve their full potential and sale value; offering buyers a much more efficient way of liaising with us.

Using this portal, sellers have much greater control and insight in how their property is performing on the market to help make informed decisions regarding the sale of their property.

Offering 24/7 access to all this information online, sellers can respond to requests for viewings and review submitted offers; we will still be on hand to support you with any queries, offer advice and support you after an offer has been accepted.

Sound support  
all day long ...



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 offering a better chance of achieving a sale at the best price.

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 buyers on our database when a property within their preferences has gone on the market.



Video-based targeted 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 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 [sales@bathstoneproperty.com](mailto:sales@bathstoneproperty.com)



# Speak with us

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