

WINTERBROOK



Selling your home



Marketing price

We will always give you our honest advice on a suggested marketing price for your property. This will be based on our extensive local experience and market evidence that we will share with you. The actual price at which you place your property onto the market is of course your decision. If you are happy to instruct Winterbrook but would like to go to market at your preferred price level we will be happy to arrange this. Please bear in mind that some estate agents tend to inflate the initial price in an attempt to win your business, but then once you are tied into a long-term contract with them, recommend reducing the price over a period of time. This practice can cost you more than you imagine, as the best time to achieve the optimum price is within the first few weeks of marketing.

Marketing

When you instruct Winterbrook to market your property

- We will take high quality photographs presenting your property to its best potential. Please check our website to see how our properties are presented. Our photographer will advise you on presentation.
- Arrange a floorplan, free of charge.
- Arrange the Energy Performance Certificate (if required). This is a legal requirement, and the certificate remains current for ten years. If a new one is necessary, we will organise this for you, at cost price.
- Provide you with a clear Terms of Business, confirming the agreed marketing price and our fees. Unlike most agents, we are confident in our service and do not tie you to a lengthy contract. We are happy to agree a term that you are comfortable with.
- We produce a high quality video presentation free of charge, this is uploaded to *YouTube* and *Google* to provide additional marketing exposure.
- Provide you with a draft copy of the description, photography, floorplan and website marketing for your approval. When we have your consent, we will produce a brochure and market your property on the major portals including *Rightmove*, and our own website, social media, and through our network of over 800 UK agents and associated London office.
- Accompany viewings with experienced staff and give you the feedback as soon as possible, simply and effectively.

Testimonials

"Thank you for selling my flat. I was very pleased with the service you provide - very good value for money. And a special thanks for the regular updates"

MIKE WATSON

"Everyone at Winterbrook, many thanks for all your help with our sale of No 33 to our move to Didcot. Steve and I wish you all the best for the future"

THELMA GIBSON

"Thank you to everyone who was involved in letting 6 Fladgen Close and then selling it. You made the process easy, especially for a first time letter and seller. It was great to build a relationship with you."

SUSIE WINTERBOURNE



Why use Winterbook?

- Experience** We have operated from our offices in town (formerly Lesters) since 1992 and have been trusted to sell and rent properties since then.
- Local** We are a truly local independent company, owned by Wallingford residents Julian & Debbie Walley. All our staff live locally and have excellent knowledge. As part of the community we have always supported local organisations and events and always will.
- Qualified** We are the only local agents who are members of the National Association of Estate Agents (NAEA), Association of Residential Letting Agents (ARLA), Guild of Property Professionals and The Property Ombudsman.
- Our office** Our established well-known Grade II listed office is at 23 St. Martins Street in Wallingford, with a large LED window display for over 40 properties.

Communication

We want you to sell your property and we will keep you informed of progress along the way. We will provide you regular reports from major websites such as Rightmove, showing levels of activity. We believe communication is key, and recognise that this is where many other agents let their customers down.

But don't just take our word for it

Prior to making the important decision on who to instruct to market your property, find out what other people say about our service, by checking our reviews on viewagents.com. These reviews are verified to ensure they are genuine before they are published. Beware of agents who rely on reviews on social media. They are often left by friends and family, and cannot be verified.



"Just a note to say thank you for helping us buy 27 Atwell Close! We are looking forward to moving in and getting settled. Thanks again for all your help and patience!"

LUCY & MARK JARMAN

"Enormous thanks for all your hard work and endless patience over the sale of our cottage and the purchase of our new home. We will definitely recommend you as super hero estate agents extraordinaire!"

BECKY, ALFIE & COCO

"Thank you for all your hard work in selling our house and dealing with the exchange and completion process so wonderfully. You were always there to sort any and every problem. We got there finally!"

JEREMY & ANNE FREELAND

*"To all at Winterbrook.
Just a little thank you
for getting us our
house! Well done for
putting up with us and
the vendors.
You deserve a medal!!"*

KATHY & PAUL

*"To Julian and team,
Thank you so much for all
your help and assistance in
purchasing this property.
Much appreciated and
hopefully see you in town!
Many thanks again"*

FIONA

*"Just wanted to say thank
you so much for all your hard
work on our house move, and
keeping us so well informed
throughout! We love our new
place and very grateful to
you for making it happen."*

KEITH, HELEN, JACK & CAITLIN

*"To all at Winterbrook,
Thank you for all
your help,
we are incredibly happy
and can't wait
to get settled in.
Many thanks"*

CLAIRE & ALEX

*"To all at
Winterbrook
Thanks for the ride!
Rocky at times
but we got there
in the end!"*

KAREN & GARY MARTIN

*"We have used 2 estate
agents in Wallingford and
you provided by far the best
service. You all went over and
above in terms of your
professionalism, hard work
and friendliness."*

CAT, GEORGE, WILFRED & EDWIN



Thank you for inviting Winterbrook to provide a Marketing Appraisal, and to quote for your business.

I hope you choose us to sell your property. Please feel free to contact me with any questions. I am always available and, as a long time Wallingford resident, close at hand if you would like to chat in person.

Julian Walley M.N.A.E.A M.A.R.L.A
MANAGING DIRECTOR

07973 341531
julian@winterbrookestates.co.uk

WINTERBROOK

23 St. Martin's Street, Wallingford
Oxfordshire OX10 0AL

01491 824000

121 Park Lane, Mayfair
London W1K 7AG

0207 079 1440



winterbrookestates.co.uk



[arlanaea](http://arlanaea.com)
[propertymark](http://propertymark.com)