



SAXE  
COBURG

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*Property Experts*

A modern  
approach  
meets  
traditional  
values



# What is important to you?

At Saxe Coburg, we offer an exceptional service backed by a team who truly cares. **That is what is important to us.**

As award-winning estate agents, our service is efficient and highly effective.

Our friendly and approachable team of experts deliver an unbeatable quality, personalised service to all clients within the BH postcodes.

We understand that selling a property is the biggest personal transaction most people will make. That is why we are here at every step to offer guidance and support to make your sale as effortless and stress-free as possible.

Combining our collective years of experience and knowledge, with a human touch, allows us to provide our quality service. Our reputation is built on the principles of trust, communication and results.

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A professional approach from every angle, a service without compromise.



# What our clients say...

"Buying a property is always going to be a stressful process, but when the purchase unravels to be as complex as ours proved to be, then it was only because Lesley and Lynn were so incredible that the sale completed at all."

## Mrs Rose

"It's been a pleasure dealing with Saxe Coburg. Trying to buy a property is stressful at the best of times, especially when you don't live locally, but with the help and support from Saxe Coburg the process was made that much easier."

## Mr Mistlin

"I have never seen such tenacity in getting a deal done. This transaction was thwarted with so many complications, but both Lesley and Lynn were absolute stars in pushing this along. If I ever need to sell property again, they will definitely be my first and only choice. I don't think I can endorse them highly enough"

## Mr Van Der Vyver

"Cannot fault Saxe Coburg's service. Always incredibly helpful and going that extra mile to provide an excellent service. Would have absolutely no hesitation in recommending them or using them again in the future."

## Mrs Church

"Delighted with the quality of the service from Saxe Coburg. In particular Lynn was a delight to deal with; friendly, professional and tenacious when needed in the dealing with some of the others in the chain."

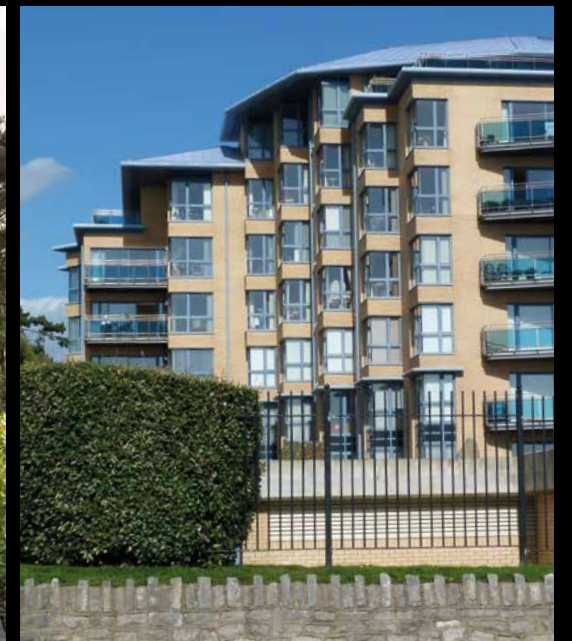
## Mr Ford

"Thank you for being a fabulous Letting Agent. It's made our two years really easy, so thank you. We'd have no hesitation in recommending you of course!"

## Mrs Stroud

"Since Saxe Coburg sold two of my rental properties last year, I have continued to recommend them to anyone looking to sell. They worked hard to achieve the best price and provided an excellent service all round."

## Ms Mortimer





# A company with a difference

Our objective is to embrace changes within the property industry. A modern approach meets traditional values.

The advantage of being an independent, niche agency is that we can deliver an exemplary and bespoke service to all our clients. This is supported by intelligent marketing, enabling us to provide the highest standards of service.

High-quality marketing is essential in the property industry to create maximum interest and ultimately achieve the greatest possible selling price.

Our dedication means clients are always confident that their property will be seen by the right people, in the right places.

We are upfront and transparent from the beginning and will always promote your property via the most practical, sophisticated and logical methods that gain the most traction. We want your property to stand out and receive the marketing it deserves.

Our online presence allows us a modern-day approach to selling and letting homes. Working from a hub has reduced outgoings, meaning the savings can be passed on to our clients with our unique marketing package.

We provide all you need and more, *at no extra cost.*



Great marketing, no extra cost.

Key marketing attributes:

- Energy Performance Certificate provided free of charge
- A qualified, professional photographer
- High-quality professional floor plans in accordance to RICS (Registered Institute of Chartered Surveyors) standards
- Rightmove and Zoopla Premium Listings
- Extensive Social Media Presence
- Dedicated Marketing Department
- Advertising in leading local magazines
- Presenter-led video tour (where applicable)
- Aerial Photography (where applicable)
- Client Login – Online access to your property's performance 24/7



# Giving your property maximum exposure



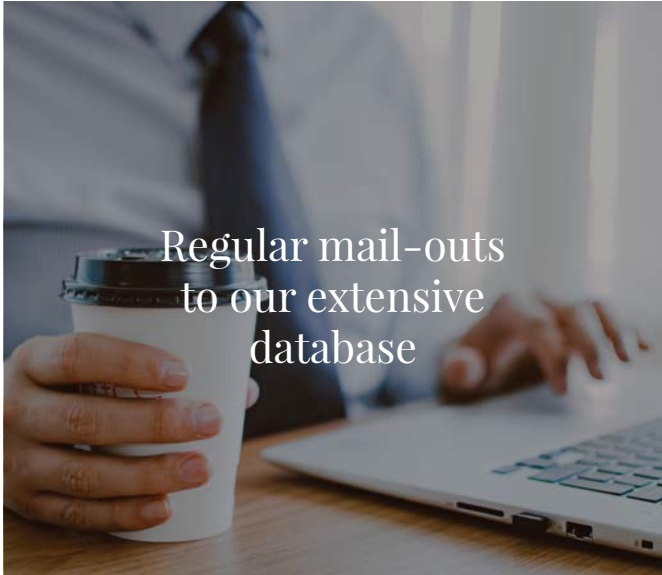
Free upgrade to Premium Listing, increasing interest by 33%



A detailed floor plan – 37% of buyers will not enquire about a property without one



Clear and concise professional website



Regular mail-outs to our extensive database



A dedicated in-house marketing team, bespoke solutions available



For Sale Boards



Frequent phone contact with waiting applicants



Regular advertising on social media and in leading newsletters



# The importance of good communication

## Feedback

We have listened and understand that communication is key. Our experienced staff care about keeping you informed and will communicate on a regular basis.

All viewings are accompanied and we will provide feedback within 24 hours.

## Marketing Reports

We provide a detailed marketing report which outlines information from our database, how your property is performing on the property portals, number of viewings and where it has been advertised.

## Plan of Action

To keep your property fresh and updated we regularly review the property listing, interchanging photos and reviewing descriptions. A strategic action plan can often create renewed interest to get your property sold.





# Seeing the sale through

## Introducing the right buyer and communicating with solicitors.

When an offer is made, we will confirm the buyer's finances and ability to proceed. This helps you make an informed decision on whether to accept the offer or not. It is essential that this is handled in a professional manner so that both parties are confident in moving the sale forward.

Once a sale has been agreed, we provide regular updates and keep all parties informed of progress.

We fully appreciate the emotional and financial importance of a sale to both sides. That is why we do everything we can to keep everyone updated and offer our full support whenever it is needed.

To provide extra peace of mind, our experienced staff are proactive and liaise with solicitors, other agents and clients to keep your sale on track – a crucial part of the sales process which can often be overlooked.

As a result of our due diligence and hard work, our fall-through rate is well below the industry average.

Our experienced team will be with you every step of the way from instruction to completion.



“Our experienced team will be with you every step of the way from instruction to completion.”





# A bespoke client login area, designed for you

Via our website, you are able to create your own personalised client login.

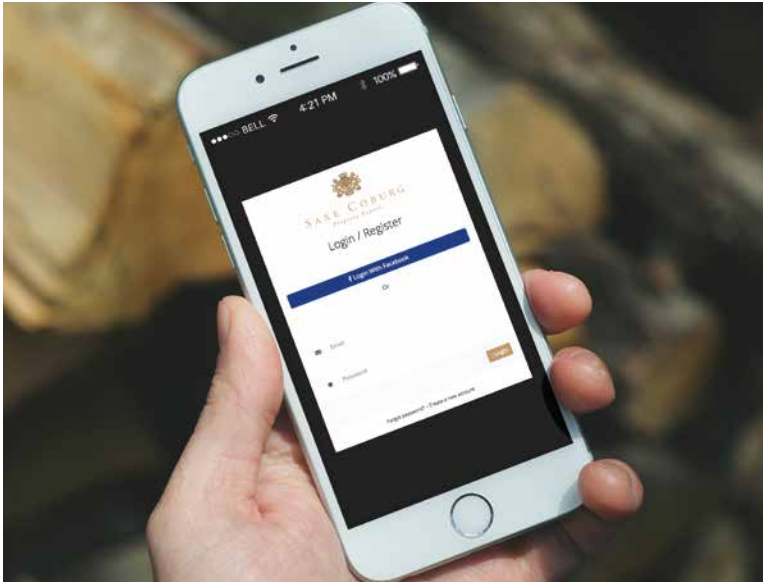
An optional bespoke system will allow you to stay in touch with your property sale, anywhere, any time.

This comprehensive tool will give you an up-to-date report on the marketing of your home, so you can see the different approaches we are taking to sell your property within the timescales you require.

Once a sale is agreed, you will be able to track the progression of the transaction at each and every stage. This service is updated in real time, meaning as soon as we get an update, you will, too. You are ensured the peace of mind that you have full transparency on the progress of your sale.

Fitting in with your busy schedule, this bespoke service allows you to quickly, easily and conveniently check every aspect of your sale wherever you have access to the internet.

This system is designed to run alongside your personal contact with us, which we are confident will enhance your overall selling experience with Saxe Coburg.



# Why use a Letting Agent?

Our five star package allows you to sit back and relax whilst we do the hard work.

With our extensive lettings experience, your property is in good hands.

We understand that individual landlords will have different requirements for managing their property. Our dedicated team are on hand to discuss every aspect of your property and your letting objectives. We can tailor our fully managed service to suit your specific needs.

To support our bespoke service, we make it our business to stay at the very forefront of changes to the lettings industry. Working closely in conjunction with a legal lettings team helps us to keep up-to-date with the forever changing lettings legislation.

This results in the best possible service for you and complete peace of mind that the letting of your property will be managed as smoothly as possible.

There have been many changes in lettings legislation in recent years, having an agent who is up to date with all the changes could potentially save you time and money.



## Key Lettings Package:

- Advertising your property on all market leading portals, such as Rightmove and Zoopla
- Promotion of your property via our successful company website
- Accompanied viewings by our award-winning lettings team (Sundays & Bank Holidays if required)
- Right to Rent check
- Credit check and thorough referencing ensure we are accepting the right tenant
- Full documentation preparation for the tenant
- Full inventory to comply with the DPS (Deposit Protection Service)
- Check-in and release of keys
- Assured Shorthold Tenancy Agreements
- Securing deposits with the Deposit Protection Service
- Property Management Team to assist and organise maintenance issues (managed properties only)
- Renewals
- Regular Inspections
- Organise Gas Safety Certificate (GSC) if required
- Organise Energy Performance Certificate (EPC) if required

To support your needs as a landlord we have our own in-house maintenance team to keep the cost of any repairs to a minimum. In addition, we have an extensive list of trusted and reliable contractors when needed.



# Holiday rentals

Have you considered using your property for holiday lettings? **It's an extremely buoyant market in Dorset and we can help you at every step.**

Dorset offers miles of award-winning beaches, destination restaurants, excellent shopping, entertainment, family attractions and unspoilt countryside including The New Forest. With the rise in staycations year on year, holiday lettings could well be for you.

Here at Saxe Coburg we take pride in our local approach to doing business, ensuring all our owners receive dedicated support from our Property Account Manager.

Maximise your property potential and boost your income by allowing Saxe Coburg to advertise your property. We do the hard work, so you don't have to and can take care of everything from marketing to bookings and payments.

If you would like further information on holiday lettings, please contact us, we are always ready to help.





# Active in the local community

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We are not a ‘faceless’ online Estate Agency, we take great pride in supporting our local community.



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We believe in supporting the areas in which we operate.

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Our team go above and beyond. Great teamwork is at the heart of what we do.



## Keep in touch

T: +44 (0)1202 30 30 66

E: [info@saxecoburg.co.uk](mailto:info@saxecoburg.co.uk)

[www.saxecoburg.co.uk](http://www.saxecoburg.co.uk)

