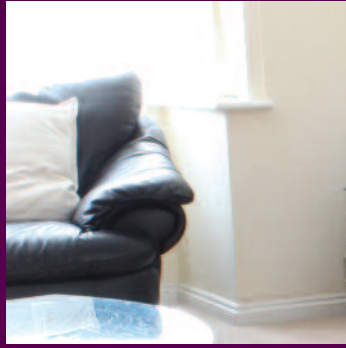


Selling your home?





"Thanks so much for all your help over the last few months, I'm especially grateful for your professionalism during those unavoidable stressful times. I'll have no hesitation in recommending you to friends in the future".

Miss Kersey, Maidstone

At Woodside

we love selling property

"I'd like to say how pleased we both were with the service received, we really appreciated how nothing was ever too much trouble. Woodside is the best agent for marketing properties in the Hempstead and Wigmore area."

Mr & Mrs Bell, Hempstead

We know selling your home can be stressful, that's why at Woodside our aim is to make the process as straightforward as possible.

With our intimate knowledge of property prices in the local area, we're able to give you an honest and accurate appraisal.

Our common sense approach to house selling is really paying off. Just ask one of our many recently satisfied customers.

"The service I received from Woodside was excellent, and the staff incredibly attentive throughout the whole process. I would highly recommend you as a property agent"

Mr Parker, Wigmore



Why choose us ?

We're totally committed to delivering the results you'd expect when selling your home.

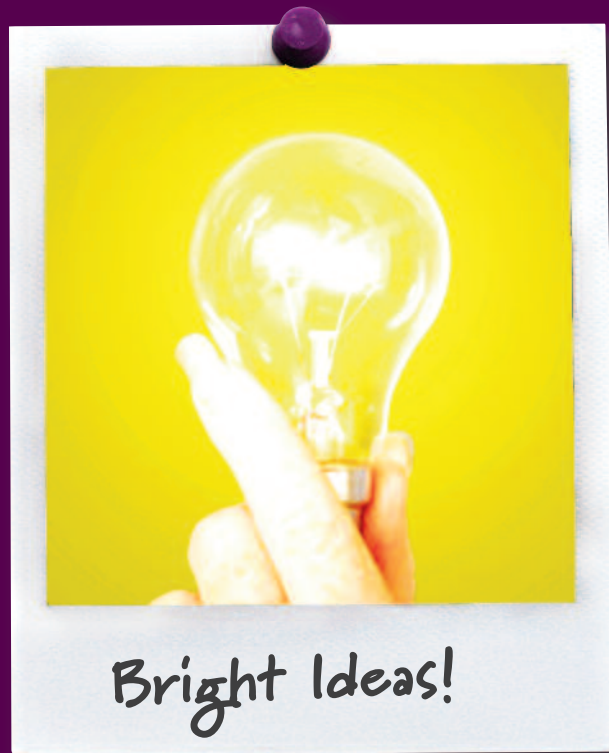
We've embraced the very best of modern estate agency technology whilst never forgetting the importance of good old fashioned customer service.

Our focus is on you and your property from our initial consultation, to marketing, through to achieving a sale at the right price and within a time frame that suits your requirements.

All of our staff are trained professionals, with a healthy mix of youthful enthusiasm and wise old heads offering a lifetime of experience in the property market.

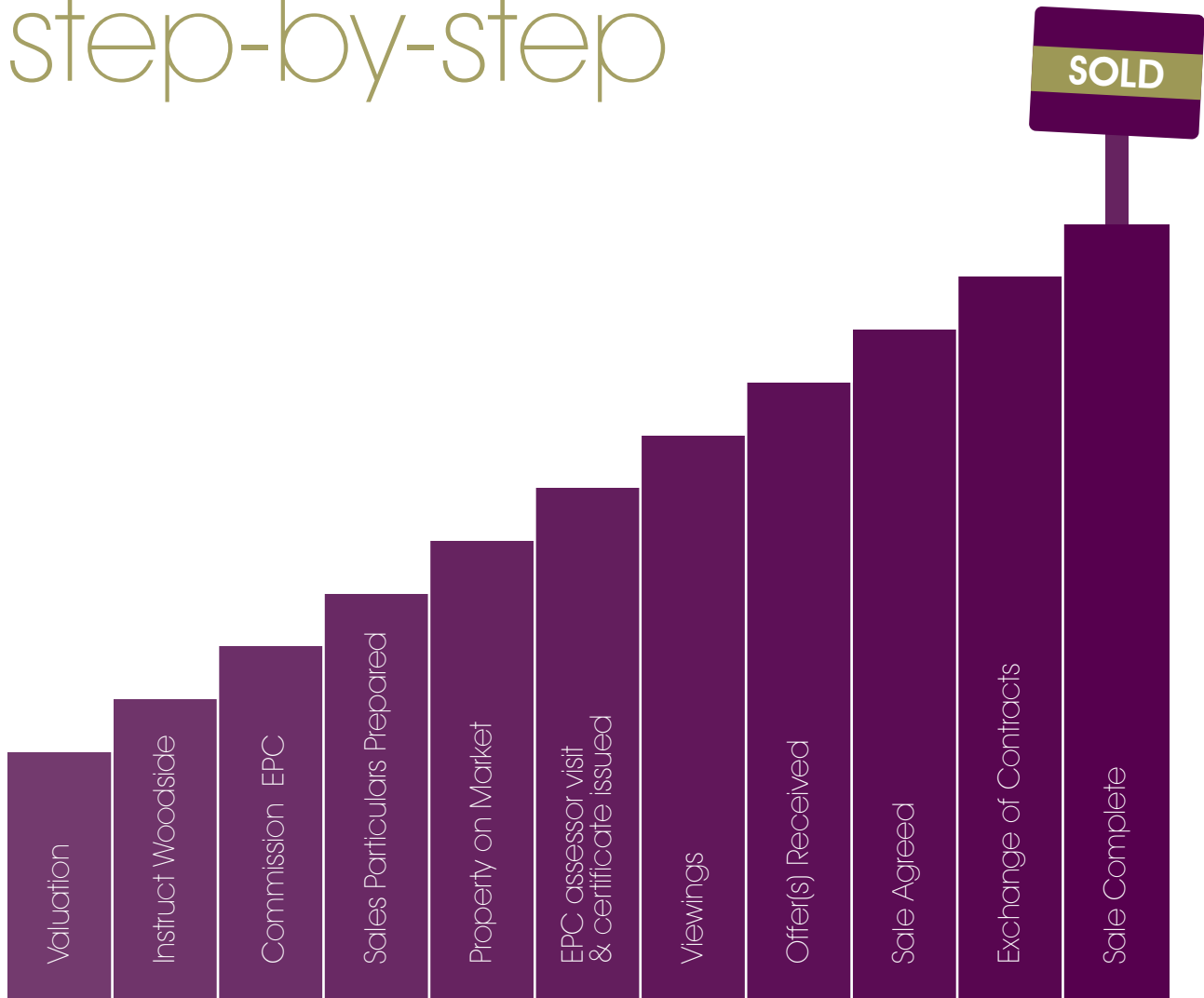
We do business the right way to give you the edge.





Bright Ideas!

The sales process step-by-step



Target
28
days



You'll
move fast



Our aim is for you to be in a position to exchange contracts within 28 days of an agreed offer.

We won't let your sale drift. In branch we'll proactively monitor and progress your sale right through to completion.

We'll financially qualify any offers to ensure all prospective buyers have the funds in place.





We'll make sure you
look your best

With quality photography we're able to show your most prized asset in the best possible light.

We'll compliment the photographs with a comprehensive description and detailed floor plan.

We'll promote your property on our new easy to navigate website.

Photographs used throughout this brochure are from properties we've recently marketed.



Let's go

surfing

Did you know over 70% of all house purchases are initiated through an internet search.



That's why we've invested heavily in this technology and as a result we're able to market your property on no fewer than seven property portals including the UK's top three sites.

Unlike the majority of other agents, we don't just advertise on Rightmove.co.uk. By additionally subscribing to other sites including Findaproperty.com and Primelocation.com, we'll ensure your property is seen by over 10 million visitors each month.

Maximum exposure

Our property websites have distinctive target audiences.

This means your property receives maximum exposure attracting buyers from all sections of the market.

Local Media

We advertise with both the Kent Messenger Group and Kent Regional News & Media.

With a combined readership of 200,000 in weekly titles Medway Extra, Medway Messenger and newly formed News (formerly The Kentish Times)

The UK's current number one property website, attracting a wide spectrum of buyers from first timers looking to get on the property ladder, to second and third-timers. Attracting 4.9 million visitors a month*.



Targeting both wealthy people in early property life stages looking for top end properties as well as 3rd time + buyers, investors and cash buyers. Attracting 1.64 million visitors each month.**



With a loyal and repeat audience attracting house hunters in early property life stages from first timers looking to get on the property ladder, to second and third-timers. Attracting 3 million visitors a month.**



With a distinct audience within London and Home Counties includes commuters, investment savvy buyers and those looking to relocate. Attracting 500,000 monthly visitors.**



Targeting the niche market of buyers looking specifically for a new build property, plus buyers who may not have considered a new home before. Attracting 300,000 monthly visitors.**



Appearing on the property search pages of both websites. This highly successful online version of two of the UK's most influential and widely read newspapers. Attracting a combined 5.4 million monthly visitors.**



What's an EPC?

An Energy Performance Certificate, commonly known as an 'EPC', provides prospective buyers with your properties energy efficiency – similar to when you purchase a washing machine or fridge.

Your house is given a rating from A to G, where 'A' is the most energy efficient and 'G' being the least, with the average now rating a 'D'.

An EPC, now a legal requirement, must be commissioned prior to the marketing of your property.

Working with only accredited energy assessors, we'll ensure your property is certified (valid for 10 years') and marketable in just a few days.



Why not keep it under one roof?

Moving home is difficult enough,
so keeping it all in one place
makes sense.



**Selling your home at the right price,
in the right time frame is our main
objective.**

**We can also assist you through
our tried and trusted partners in
recommending financial and
conveyancing services to ensure you
have a hassle-free experience,
leaving you to focus on the more
important things.**

**Our mortgage specialists offer
completely independent advice
utilising the “whole of market” panel to
ensure you get the best possible deal.**

**We'll also only introduce to you the
most competent and assured local
and nationwide conveyancers.**

**And just like us, they work on a
'No Sale, No Fee' basis, so with no
upfront fee's you'll have complete
peace of mind.**

Helpful Hints

Obvious but they work

- **Make your home inviting to your buyer.**
- **Keep the front of the property clean, for example, tidy the lawns and flower beds and weed the path.**
- **A colourful hanging basket can create a feeling of warmth and attention to detail.**
- **Tidy up the décor, for example damaged paintwork and peeling wallpaper.**
- **Don't forget to keep the windows clean.**
- **Give an impression of space, free of clutter.**
- **Keep any pets under control, as some people are nervous and this will not create a good atmosphere.**
- **There is nothing like the smell of freshly ground coffee, or furniture polish to make your home feel lived in.**
- **Carry out any minor repairs. Do them yourself if you can, but if not employ a reputable tradesperson.**
- **Check for dripping taps, broken light bulbs, broken or missing slates, squeaky floorboards.**
- **The kitchen is one of the most important rooms in the house and a neat, clean and tidy kitchen adds to the appeal.**
- **Bathrooms should be clean and bright. Dripping taps and discoloured baths can be off-putting.**
- **Turn off radios and television sets when showing buyers around. Have no distractions or disturbances.**
- **Do not have people wandering around with potential buyers – they generally feel like intruders and wish to respect your privacy. Ideally one person should accompany them and a further tip is to stand outside the room when showing smaller rooms.**
- **Try not to hurry viewers through the house.**
- **On dark days turn on the lights, particularly on dark landings.**
- **If the viewer seems interested, suggest that they talk to Woodside as quickly as possible regarding an offer.**
- **Consider carefully before agreeing on dates or accepting an offer. We will be able to find out all the information that you will need to enable you to make an informed decision.**
- **Our fully-trained professional staff will be pleased to accompany potential buyers around your home, whenever possible.**

WOODSIDE ESTATES (SOUTH EAST) LTD

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