

Regency Lettings



“As a company Regency is small enough to care, large enough to cope and experienced enough to know how”

Regency House, 15 Mill Street, Bideford, Devon, EX39 2JT

Established in 2003, Regency has quickly become a leading independent Estate Agency within the area, handling all aspects of property.

Driven by its Director Neil Armstrong, the company prides itself on excellent standards of professional service aimed at achieving results with enthusiasm and competence.

Letting a property may be rewarding, but it often brings headaches and hard work. If you don't have the specialist expertise, legal knowledge or indeed sufficient time to be a full time landlord, Regency Lettings can take the stress out of the whole lettings process.

From our initial free appraisal of your property, we will advise you of the current demand for such properties, the amount of rent likely to be obtained and provide additional information regarding current safety regulations.

Once instructed to act on your behalf, your property will be extensively marketed including being displayed within our prominent town centre offices, listed within our latest lettings brochure and featured on our own website www.regencyestateagents.com and the uk's number one property website www.rightmove.co.uk, providing worldwide coverage 365 years days a year.

Under the current Tenancy Deposit Protection legislation, all deposits must be registered and held with an approved body. If we act as managing agents for you, we will place the deposit with the Deposit Protection Service (DPS) and provide a full inventory which is vital to ensuring a smooth check out process, once a tenancy has been completed.



Our levels of services

NO VAT ON ALL OUR LETTING SERVICES

Letting Only - £350.00

Prospective tenants on our current mailing list will be contacted immediately and an advertisement in the local press will be placed at the earliest opportunity.

We will arrange and accompany all viewings and negotiate the terms of the tenancy.

Once an agreement in principle is reached with yourself and the prospective tenant(s) we will take up references.

On receipt of one month's rent in advance and an agreed deposit the tenancy agreement will be assigned.

The deposit will then be passed to you and you will undertake the responsibility of placing this with an approved Tenancy Deposit Protection scheme in line with current legislation.

Our agreed fee will be deducted from the initial monies received from the tenant and the balance will be forwarded to you promptly.

Let & Rent Collection – 8% **Plus a one off £100 administration fee**

In addition to the items covered in the letting only service we will collect the rent due on your behalf. We will pay the rent collected into our Client account as soon as it is received and once cleared funds are available we will deduct our agreed fee and forward the balance to you with a monthly statement.



Full Management – 10%
Plus a one off £100 administration fee

The following services are offered in addition to those detailed in the letting only and let & rent collection services.

We will prepare an inventory and schedule of condition of the property. This will include checking the inventory with the tenant at the commencement of the tenancy.

Regency Lettings will be responsible for placing the deposit with the Deposit Protection Service in line with current legislation.

We will deal with any maintenance and repair in accordance with your instructions, confirming with you at all times any works that have been quoted for by our recommended tradesman. We will always act in your best interests in the event of an emergency where delay may cause further damage to your, or a neighbouring property.

We will carry out a routine inspection of your property within the first six weeks of any new occupation and then at six monthly intervals. This is primarily to ensure that the property is being looked after and confirmation of this will be provided.



For more details contact:

Phone:

01237 473104

Fax:

01237 422335

Email:

lettings@regencyestateagents.com

Or

call in to our office at
15 Mill Street, Bideford.

We look forward to hearing from you.

www.regencyestateagents.com



 **rightmove.co.uk**

The UK's number one property website