



S A N D R A T A Y L O R  
Property Marketing



Crescent House | 2 - 6 Sandy Lane | Leyland | Lancashire | PR25 2EB

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## WELCOME TO SANDRA TAYLOR PROPERTY MARKETING

*At Sandra Taylor Property Marketing we are passionate about properties. But we recognise it takes more than passion alone to deliver the results our clients expect. We combine trusted expert advice and personal service with up-to-the-minute market knowledge coupled with intelligent marketing strategies.*

*We offer the perfect blend of modern web based estate agency together with the re-assurance of dealing with real estate agents. In these modern times when buyers have changed the manner in which they search and buy a property - using the internet: emailing: telephone and press advertising - high street premises have become an almost superfluous expense. We operate in exactly the same way as most of the estate agents but without the expense of high street premises. As a result our fee for selling a property is considerably lower, thus leaving our clients more purchasing power for their next house move.*

*With the sale of each and every property that we consider marketing, our aim at the outset is to achieve the best possible price for our client. We will offer a reliable honest valuation - well-researched figure that will stand the test of time and scrutiny; simply because we firmly believe that providing sound business advice is all about seeing the 'full picture' and identifying current market trends. The friendly experienced staff at Sandra Taylor Property Marketing are always on hand to offer help and guidance in all matters of marketing and selling your property. Time and again the many testimonials from our satisfied customers state that we at Sandra Taylor Property Marketing definitely make the difference between 'For Sale' and 'SOLD.' We welcome all enquiries whether related to, selling a property, purchasing a property or renting a property we are here to help and discuss all aspects. We look forward to hearing from you.*

Your sincerely,

Sandra Taylor B.A. (Hons), Director.



SANDRA TAYLOR  
Property Marketing

[www.sandra-taylor.co.uk](http://www.sandra-taylor.co.uk)

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#### WHY WE'RE DIFFERENT

Sandra Taylor Property Marketing offers the perfect blend of modern web based estate agency together with the reassurance of dealing with real estate agents.

Now that buyers have changed the way that they buy - using more of the internet, phone, e-mail and press advertising - premises have become an almost superfluous expense.

Sandra Taylor operate in exactly the same way as a traditional estate agents but without the expense of High Street premises. As a result the fee the seller pays is considerably lower and this means that more money can be put towards the purchase of your next home. Come and join the success of Sandra Taylor and experience the warm and friendly quality service whilst enjoying our low competitive fees.

THIS MEANS THAT  
MORE MONEY CAN  
BE PUT TOWARDS  
THE PURCHASE OF  
YOUR NEXT HOME

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- For Sale Board
- Colour Sales Particulars with eye catching photographs
- Local press advertising to capture the non internet browsers
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- No up front charges
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- Ombudsman of Estate Agents
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- Independent Financial Advisors
- In-House Conveyancing
- Commission paid staff
- No Tie In Period
- SMS Texting
- Member of the NAEA



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Crescent House | 2-6 Sandy Lane | Leyland | Lancashire | PR25 2EB  
Tel: 01772 433905 | Fax: 01772 624835 | Email: enquiries@sandra-taylor.co.uk  
www.sandra-taylor.co.uk



#### BROCHURES GUARANTEED WITHIN 48 HOURS

Our brochures are produced in-house which means we can guarantee that your brochure will be ready within 24-48 hours of the photographs being taken!

Subject to your approval of the brochure, your property will be uploaded to the internet within minutes!

#### STALE-A-BILITY

Rightmove performance monitored, and regular reports sent to your door every 4 weeks!

To prevent a property going stale on the internet we will implement changes, reducing STALE-A-BILITY.

- Access to our properties 24/7 via following websites -
- [www.sandra-taylor.co.uk](http://www.sandra-taylor.co.uk)
- [www.rightmove.co.uk](http://www.rightmove.co.uk)
- [www.zoopla.co.uk](http://www.zoopla.co.uk)



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IT IS IMPORTANT  
THAT YOU FIND THE  
RIGHT TENANT FOR  
YOUR PROPERTY

## RENTING

Letting your property is a serious business and can be a worrying prospect, especially for first time landlords. It is important that you find the right tenant for your property. It demands careful planning and is best left to a professional agent, who will act in your best interest and make the whole process as stress free as possible. We aim to ensure that you are entirely happy with our service and we will be happy to discuss any questions or concerns with you at any time.

## WE OFFER 2 LEVELS OF SERVICE AT VERY COMPETITIVE PRICES

- Let Only
- Full Management Service



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#### LET ONLY

- Property appraisal and advice on possible enhancements to optimise your rental income
- Extensive advertising of your property
- Accompanied viewings
- Credit and reference checking of prospective tenants
- Preparation of inventory with colour photographs
- Gas and electricity safety certificates – can be arranged by ourselves (additional cost)
- Prepare contracts and collect tenants security deposit
- Arrange for the deposit/bond to be placed into a government deposit protection scheme



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AT THE END OF  
THE TENANCY WE  
WILL INSPECT  
THE PROPERTY  
CHECKING AGAINST  
THE ORIGINAL  
INVENTORY

#### FULL MANAGEMENT SERVICE

- All the services as with 'Let Only' plus:
- Regular inspection of your property and filing of reports
- Provision of an out-of-hours help line for your tenant to assist in emergencies or even basic property maintenance issues
- Arranging maintenance and minor repairs up to an agreed limit, to avoid troubling the landlord with minor problems
- Larger maintenance and repair issues would only be undertaken with the prior consent of the landlord
- Arrange for the deposit/bond to be placed into a government deposit protection scheme
- At the end of the tenancy we will inspect the property, checking against the original inventory. We will arrange for the repayment of the tenants security deposit after deductions of any charges for loss or damage as agreed between all parties.



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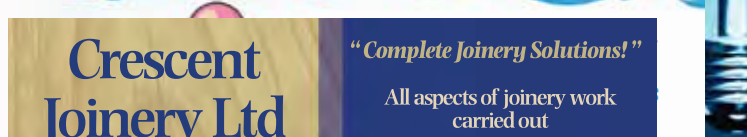


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