



Your journey starts here with us,

Adkins Property

APRIL 2024

Lettings



About Us

Estate & Letting Agents



Established in 2013, we're proud to be an award winning, trusted and local estate and lettings agency. Operating in the heart of the Cotswolds, we're a small but mighty family business available to you 7 days a week to sell or let your property in Cirencester, Fairford, Malmesbury or Tetbury.

We offer an entirely bespoke service tailored to you and the needs of your property. We're proud to be an independent family business that holds core values of being personable, approachable and professional.

Combining experience in both social media and the most up to date technology, we believe that our unwavering dedication to finding you the right buyer or tenant is what sets us apart from the rest. With over 100 Million users a month visiting Rightmove, we know we're listed in the right place to find you your tenant!

It's no secret that markets can be tough, but our dynamic ability to adapt to change allows us to thrive in an ever changing property landscape.

Adkins Fine & Village – Our Cotswold collection offers our clients a premium concept that delivers both a unique and bespoke approach to estate agency, working alongside our established local brand. You will benefit from our extensive knowledge, dynamic marketing coupled with our multi award-winning customer service.



Paul Adkins
Founder and Property Expert

With over 10 years experience in this industry, my team and I have created an award-winning style that offers a premium service to each and every client. What makes our style unique is that we are dedicated to supporting you whether you're buying, selling or letting. Here at team Adkins 'it's as much about people as it is about property'.



Helen Adkins
Founder

As co-founder of this business, I'm passionate about client experience as well as the finer details that come with selling or letting a property. Home staging is a fantastic service that I offer to take your property to the next level, making it even more attractive to potential buyers. I'm creative and visionary so i'm always on hand to offer advice or a fresh set of eyes if needed.



Michelle Baum
Reception & Client Support

With a long career established in the customer service sector, Michelle provides our clients with a friendly, courteous, and efficient service.



Lyn Chapman
Reception & Client Support

Lyn has worked in the property industry for over 17 years, covering both the residential and commercial sectors. She now enjoys working with an exceptional team to deliver a first-class customer experience.



Key Services

- 01 RESIDENTIAL SALES**
No matter if you're looking to purchase or sell, our sales team will support you every step of the way!
- 02 FINE & VILLAGE**
Providing a premium concept for properties that merit a customised marketing package.
- 03 LETTINGS**
Our award-winning lettings team are committed to providing you with exceptional customer service.
- 04 COMMERCIAL**
Our esteemed lettings department is dedicated to delivering exceptional customer service.
- 05 INTERNATIONAL**
Whether it's a holiday home or you're looking to move overseas, we're here to help.

Areas we cover...



Cirencester



Fairford



Malmesbury



Tetbury

The Cotswolds

We are known for property sales and rentals in the enchanting Cotswolds, where picturesque towns and villages rest in the embrace of rolling hills.

Our magical expertise and captivating marketing strategies distinguish us from conventional agencies.

Marketing

Our guide

01

Our first meeting will be at your property to discuss your plans and goals. We'll make sure that together, we understand your objectives.

02

We will talk through and advise you on any aspects that we feel will make your property shine.

03

On instruction from you, our marketing team will contact you for a suitable time to visit and take photographs of your property.

04

Once we have built your property marketing, we will provide you a link to approve before we go live.

05

When your property is listed, we will send you links to see how it looks online.

06

Our progressive marketing service will monitor your property and make any changes necessary.

07

Our weekly marketing reports will keep you updated with click though rates and enquiries.

Our journey together ...

01

We will arrange viewings around times that suit you. They will be accompanied by a member of our team.



02

Once an offer is received, we will confirm the applicants position and proceed-ability. We will carry out a fact find on their situation.

03

If you accept their offer stc, we will carry out full referencing including landlords reference if required.



04

On positive results from referencing, we will arrange a tenancy start date by creating the tenancy agreement for approval and esignature.

05

Once we're all signed up we will arrange check-in by meeting your tenants to hand over keys.



06

Depending on which service you choose, we will collect monthly rents, and deal with any maintenance issues that arise.



Our Fine & Village brand provides a premium approach to letting.

Offering a unique concept which includes professional photography, virtual tours, and presented marketing videos.

We know our market and area intimately, and we love it.



Lettings

Welcome to Adkins Lettings a branch of Adkins Property Group. We are Cotswold's Bespoke property agent providing a truly unique property service to clients throughout the Cotswolds and beyond.

Independently owned by Paul & Helen Adkins having 37 years of combined experience in property, as a landlord and related customer service.

Whether you are looking to let an apartment or a five bedroom house, we are experienced in every field.

Our success story stretches from London to Cheltenham and as far south as Chippenham.

We are capable and able to provide a flawless experience to both landlords and tenants.





Commercial

We offer a lettings service to commercial property owners and to those searching for new premises.

Whether you're a new business start up or looking to upsize or downsize. We have many options available to suit all types of industries.

We also offer serviced and unserviced offices on a short or long term basis.

Where we advertise...

rightmove 

See all our properties at

 **OnTheMarket.com**



Find our properties on:

-  **ONE DOME**
-  **NETHOUSEPRICES**
We value your home
-  **Facebook Marketplace**



Client Testimonials



Landlord

Paul and his team have helped me find tenants for my property several times now and the experience is always professional with good communication for me and tenants.

Always prefer to use a local, independent company over the larger regional/national competitors for a more personal service.



Tenant

Paul from Adkins was very helpful from the first enquiry to the moving in date. I didn't feel like, just another tenant, on a conveyor belt hustling for a property, there was excellent customer care, I knew where I stood.

Thank you Adkins.



Landlord

We used Adkins recently to sell our commercial unit. From the start Paul kept us updated during the viewing period and worked hard to find us plenty of interested parties.

The sell and communication during the whole process was excellent and we'd highly recommend them for all your property needs.



Awards

AWARD WINNING LETTING AGENT

Since we entered our first estate agency awards in 2016, we've just kept on winning.

But being recognised as the best has certainly not gone to our heads – it ensures we continue to demonstrate our commitment to customer service, innovation, enthusiasm and dedication in letting property in the Cotswold's and beyond.



NAEA Propertymark

We are members of the industry recognised propertymark.

The Property Ombudsman

We are members of The Property Ombudsman Scheme for letting agents (TPO) and follow the code of Practice. you agree that we can give information about the services we provided to you to the Ombudsman, if you register a complaint with them and they ask for information. you also agree that we may give your contact details to the TPO (if they ask for it) to help them monitor compliance to the code of Practice.

A copy of the code of Practice and the consumer Guide is available from www.tpos.co.uk.

Money Laundering Regulations 2017

Under the above act both Landlords and Tenants are required to provide identity and proof of residency documentations. Personal data we receive from you for the purpose of our money laundering checks will be processed only for the purposes of preventing money laundering and terrorist financing or as otherwise permitted by law regulation 41(4) of the Money Laundering Regulations 2017.

Any personal data about anyone you provide other than yourself you agree that you will ensure you have obtained appropriate consent notices in place to enable you to transfer that personal data to us and so that we may use it for the purposes for which you provide it to us.

Money Laundering Regulations 2017

Adkins is compliant with the mandatory regulation 'Client Money Protection Scheme' CMP, this protection is in place for the benefit of both tenants and landlords.





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We look forward to hearing from you again soon!

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