



Your journey starts here with us,

Adkins Property

APRIL 2024



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 buyer!

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 home 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 home shine.

03

On instruction from you, we will arrange our marketing team to arrange 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 always be accompanied by a member of our team.



02

Once an offer is received, we will confirm your buyers position and proceed-ability. At this stage, we'll carry out a financial health check.

03

We wil contact you with the offer and details of the buyers position. It's at this point that we will negotiate the offer further if needed.



04

Once an offer is accepted, we will contact both solicitors sending out the memorandum of sale and any related documents.



05

Our progression team will then handle your sale, keeping all parties informed through to completion.



Our Fine & Village brand provides a premium approach to selling and 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.



International

Offering a wide selection of properties in Spain and Turkiye (Turkey), we provide buyers and sellers the confidence that they are dealing with an English-speaking agent.



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



Buyer

The service provided by Paul and his friendly team is absolutely first class; Paul himself was always available and kept me up to date with developments as they happened.

No question was ever considered to be daft, even though often they were, and I felt totally safe in the hands of Adkins Property Group;

I really can not recommend them highly enough!



Home owner

Paul gave us a great service when selling our house, and we went to Adkins because they were very prompt to answer the phone. We felt that set them apart from the agents that often had an answering machine rather than a person.

Happy to recommend Adkins.



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.



Awards

AWARD WINNING SALES 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 selling and letting property in Gloucestershire, Wiltshire & the Cotswold's.



Our fees and promise to you...

SALES PACKAGES

To our knowledge no other agent locally offers a comprehensive marketing package like we do!

We've tailored made our services to suit you and your lifestyle - If you would like low-key marketing then that's fine with us. With your approval we will only offer your property to buyers that are registered on our database or those that are proceedable though being under offer/sold stc or with nothing to sell.

FEES

We're happy to talk about fees from the outset, although we would prefer to meet with you and tell you more about our business and our unique approach to selling your home.

We have a very competitive sales commission structure, the majority of our vendors opt for an advanced sales package to provide them with the very best in marketing which includes professional photography, video and extensive social media.

Please give us a call on 01285 239486 to find out just how competitive we can be!



No Minimum Contract

If you're not 100% happy with our service you can leave us or switch agents giving just 14 days notice.

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.





Contact

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We look forward to hearing from you again soon!

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