



25th July 2022

Mr G Symington
12 Montrose Close
Fleet
Hampshire
GU51 3XB

Dear Mr Symington,

Re: Marketing of 18 Onslow Mews, Chertsey, Surrey, KT16 9HR

Thank you for your kind instructions to place your property on the open market at an asking price of £260,000.

When the documents are e-signed and returned along with proof of I.D (photo of passport can be e-mailed to us), the property will be immediately marketed including entries on our various internet sites. The brochure has been prepared to comply with current laws, which apply to all estate agents. Please check the details to confirm that they are accurate and then e-sign where marked. Please check all the information in the details, especially any items which are stated as included in the sale i.e carpets, curtains and greenhouses etc. (we can also accept this via email. Please advise us immediately in writing if any of the property details change in any way, or if you wish to make the changes to any furnishings, fixtures or fittings you have agreed will be included in the sale.

The keys to your property

If at any time we hold the keys for your property, it is our usual practice to release them to certain professionals who require access such as surveyors acting on behalf of purchasers. In order to avoid delaying the sale, once we have established their identity, they are permitted to inspect the property unaccompanied. Please advise us immediately if this is **NOT** acceptable to you. We will continue to seek your permission to allow unaccompanied visits by any other third parties such as tradesmen or representatives of any utility companies.

Advertising

In order to maximise sales opportunities, your property will be advertised on an Internet website and a For Sale board will be erected. Please advise us immediately if this is **NOT** acceptable to you.

Confirmation of any work or improvements

If we have asked you to provide any documents which support something mentioned in the sales details (for instance planning permission, an invoice or guarantee for recent work carried out) would you please forward these to the branch as soon as possible.

Energy performance certificate

Your property will require an energy performance certificate in order to comply with current legislation and we are happy to recommend the Property Search Group at £99.00 + VAT.

Easylife Financial Services - Cost of Moving Review

Offering completely independent and free advice on all aspects of finance, available to book an appointment for your benefit six days a week. Please contact us for more information.



Agency Agreement

If you have not already done so, please e-sign our Agency Agreement as soon as possible. The agreed marketing period will commence from the date of signature.

CCTV/privacy statement

Please be advised that should you have internal recording equipment you should display a disclaimer within your property advising the public that there is active recording equipment. This is due to the fact that we have had several comments from applicants wondering if they were being recorded, especially those with young children. Having checked the government web-site on this it would seem you are well within your rights to record for personal reasons, but it cannot be shown to any third party, without their prior consent. We are aware that some clients may have recording equipment, which we as a company and individuals are comfortable with, but please advise us if you are recording, so we can advise any applicants, should they ask.

Now For The Apology

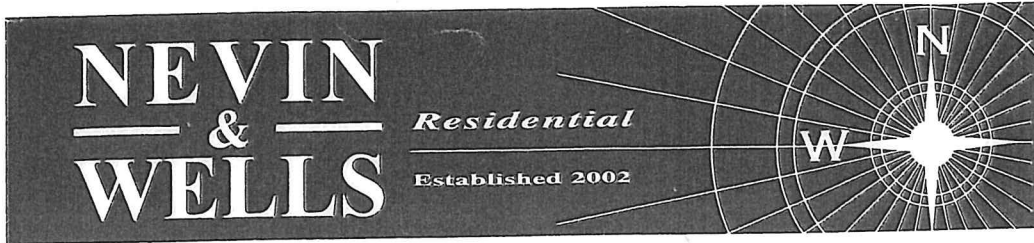
Please accept our apologies, in advance as now that you have chosen to place your property with us you will be bombarded with various letters from several of the local estate agents, claiming they offer a better service, have a specific buyer, have just had a record month etc, etc. I would politely ask that you throw these circulars in the recycle bin. It never ceases to amaze us just how much time the agents spend approaching our clients, instead of concentrating on selling their own. We will be concentrating on getting you moved, we have also been made aware, by other clients, that some of the local agents are engaging in the totally unprofessional and outdated practice of "DOOR KNOCKING". This is where they will insult your intelligence, by telling you they have a buyer for your property, when we all know that any buyer now has access to the web and we are on more property portals than the majority of the other agents. Should one of our friendly competitors knock on your door please point them in our direction and try not to be too rude to them.

Yours sincerely,

Paul A Nevin

Paul A Nevin
Nevin & Wells Residential.

NB: Nevin & Wells are not authorised to provide mortgage advice, we are an approved Introducer Appointed Representative of EasyLife Alliance Ltd which is authorised and regulated by the Financial Conduct Authority. Your home or property may be repossessed if you do not keep up repayments on your mortgage. The Financial Conduct Authority does not regulate some aspects of Buy-to-Let mortgages.



COMMISSION SUMMARY

Name: Glenn Symington

Address: 18 onslow Mews, Chertsey, KT16 9HQ

Telephone: H B 07900 826491

We advise that your property is marketed at a price in the region of £ 235,000 - £ 260,000 e-mail: g.s@nevinwells.com

Fees	Commission rate/cost due on exchange of contracts	Cost if no purchaser is obtained within period of Agency
1. Sale commission on final contract price	Sole % <u>£ 1%</u> + VAT	<u>£</u> + VAT
	Multi % <u>£</u> + VAT	<u>£</u> + VAT
	Joint % <u>£</u> + VAT	<u>£</u> + VAT
	Fixed fee <u>£</u> + VAT	<u>£</u> + VAT
	Subject to minimum fee of <u>£</u> + VAT	<u>£</u> + VAT
2. Additional terms if applicable	<u>£</u> + VAT	<u>£</u> + VAT
3. Withdrawal fee if the Agency is terminated by you	<u>£</u> + VAT	<u>£</u> + VAT

Note All charges are subject to VAT at the prevailing rate. If you have any queries concerning the Agency Terms and the Commission Summary then please contact the branch operating on your behalf for clarification. Any amendments should be clearly marked and initialled.

Authorisation

Signature of Agent: [Signature] Date: 25/7/22

Office: EGHAM Telephone: 437437

Customer declaration

I confirm receipt of Nevin & Wells Residential terms and the Commission Summary and hereby instruct you to proceed to offer my property for the Sole Agency basis at an initial asking price of:

Amount (in figures): 260,000 For a period of 12 WEEKS

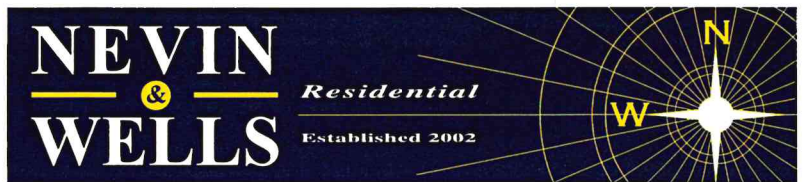
Amount (in words): Two hundred + Sixty thousand

You may be liable to pay two fees if you have already appointed another agent to sell your property or if you appoint another agent to sell your property while you are still bound by this agreement.

* I am not a director or employee nor am I related to any director or employee of Nevin & Wells Residential

* (delete if incorrect)

If related please state to whom: N/A Relationship: _____



AGENCY TERMS

Under the provisions of the Estate Agents Act 1979 this is to provide you with full information regarding our fees and charges for the service which we will provide.

1. The standard sole agency rate of sales commission is shown on the attached commission summary and is based on the final negotiated contract price – plus VAT at the prevailing rate. It is payable on completion out of the proceeds of the sale.

 SOLE AGENCY You will be liable to pay commission to us, in addition to any other costs or charges agreed, if at any time unconditional contracts for the sale of the property are exchanged:
 - (a) with a purchaser introduced by us during the period of our sole agency or with whom we had negotiations about the property during that period; or;
 - (b) with a purchaser introduced by another agent during that period
 You confirm that no-one is currently interested in your property or negotiating to buy it.

2. We will forward you a copy of our sales particulars for checking and would ask you to advise us of any errors. Copies of the particulars will be available in our local office and will be circulated to suitable applicants on our registers. We shall also be marketing the property locally as we consider appropriate.

3. Our service includes a for-sale sign. This will be in accordance with the Town and Country Planning (Control of Advertisements) – (Amendment Number 2) – Regulation 1987.

 For avoidance of doubt any purchaser attracted by one of our for-sale signs will be deemed to have been introduced by us.

 We are not responsible for the maintenance or repair of your property if it is unoccupied unless we have agreed otherwise in writing. It is your responsibility to ensure that the mains services are turned off, water and heating systems professionally drained and the insurers notified if your property becomes unoccupied during the Agency period.

4. Nevin & Wells Residential specifically reserve the right to decline instructions. The Agency can be terminated by either party subject to 14 days written notice after the agreed period of Agency as shown on the Commission Summary.

5. If the agency is terminated by either side then the Withdrawal Fee specified in the attached Commission Summary will be payable.

6. We may offer prospective buyers services relating to the purchase of your property. Services may include mortgage advice of the arrangement of mortgages, insurance, surveys or property sales. We will tell you if a prospective buyer asks us to provide any such service.

7. Confirmation of any offer received on your property will be forwarded to you in writing as soon as possible, including information as to the status of the interested party available. If there are any circumstances in which you do not wish to receive written confirmation of offers, please advise us in writing.

8. Please note that the person or persons giving us instructions is or are jointly or severally liable for the full amount of our charges described in these terms, whether or not having any legal interest in the property.

9. Our fees include advertising, boards, sales particulars and mailing. Any special advertising or promotional costs agreed with you in writing will be charged in addition

10. Our fees must be paid on or before completion of the sale of the property unless we agree otherwise in writing. In signing this agreement you authorise your solicitor or conveyancer to pay our fees on completion out of the sale proceeds.



Dear Client,

Re: The Money Laundering Act 2003 (Statutory Instrument 2003 No. 3075)

Firstly, our apologies for the standardized wording within this letter but a copy of this has to be submitted to all of our current properties both on the market and under offer.

Currently, you may not be aware of the money laundering regulation which is now in force. Please see below an explanation for you as to what is involved on your part and the next steps that, as the owner, you are required to take as we are in turn required to have certain information before a sale is agreed.

What is money laundering?

It is the process by which the true source and ownership of the monetary proceeds of crime are changed so that the proceeds of the crime appear to come from a legitimate source.

Background

Until now, money laundering regulations chiefly covered the financial services industry (e.g. proof of identity is required to open up a bank account). The new Regulations that came into effect on 1st March 2004 encompass all estate agents, the legal profession and accountants.

Why the estate agency industry?

The British Government consider that property purchase could be the means of laundering money because the money becomes so swiftly untraceable. It is believed that there are real dangers associated with money laundering beyond the normal criminal activity i.e money laundering is used to finance international terrorism.

Estate agents duty under the regulations

It is now the duty and responsibility for all estate agents and their staff under the Regulations to obtain "satisfactory evidence" of the identity of each individual or organisation involved in the property transaction. Where an individual is acting as an agent, reasonable measures must be taken to establish the identity of the underlying principal.

SELLER/S RESPONSIBILITY

THE DOCUMENTS THAT WILL SATISFY IN MOST CASES WILL BE A PASSPORT, NEW STYLE DRIVING LICENSE AS A FIRST OR PAPER LICENSE AND A THREE MONTH OR NEWER UTILITY BILL. FAILURE BY AN ESTATE AGENT TO CARRY OUT PROPER CHECKS IS PUNISHABLE ON CONVICTION BY A PRISON SENTENCE AND/OR FINE. PLEASE ENSURE WE HAVE ONE OF THE ABOVE. THIS CAN BE TAKEN WITH YOUR PHONE AND EMAILED.



RE: General Data Protection Regulation

You may be aware that the above Regulation comes into force on the 25th May 2018, which means we need your permission to stay in touch.

Your privacy is important to us, so we will always keep your details secure. However, we may need to pass your name, contact telephone number/email address to various trades who use Nevin and Wells Residential, who may during the marketing need to contact you to arrange to visit the property, maintain/repair/service equipment, carry out a survey, do energy performance certificate and floor plan.

To ensure the information we hold for you is correct, please complete the details below:

Name (PRINT) Mr G Symington Email: gsessex@googlemail.com

Property: 18 Onslow Mews Chertsey Tel No: 07900826491

Yes please, I'm happy to hear from you by: (Please tick all that apply)

Telephone: X
 Post: X
 Email: X



Nevin & Wells Useful Top Tips For Selling Your Home

With over 100 years combined experience in selling houses, it's fair to say we've seen it all (well most of it anyway) from window flower boxes to fresh bread baking in the oven. Whilst not quite as extravagant as these ideas, we have devised a simple list of what we feel are our 'top tips' to assist in giving you the best chance to agree a sale your property.

Pre-Marketing

We can offer a free 'house doctor' visit, whereby we advise you what we feel you can move or remove to help show the property at it's best. This is advisable to do before the photography stage, as these are the photos that will be out there for the public to see and hopefully enticing buyers to view! De-cluttering is always advisable where possible, if you have access to a loft or garage, it would be prudent to make good use of it by boxing up unused items to make your property feel more spacious.

Exterior

Weather permitting, it would be beneficial to take a day or two to tidy up the exterior of the property where required, i.e trimming back shrubs / hedges, mowing the lawn, and jet washing driveways, patios and decking areas can completely change the aesthetics of the property and makes a huge difference on the photography. The exterior shot is most often used as the primary photograph on the websites, showing your property looking it's best will give you the maximum chance of attracting immediate interest when the property is released on the websites. First impressions are very important to buyers, quite often buyers will get a good feeling about the property prior to viewing from the pictures alone, putting the effort in to spruce up the outside really pays off!

Parking

We find that the vast majority of buyers arrive for their viewing by car, so doing whatever you can where possible to allow them to park with ease just gives a smooth start to the viewing of your home. There's nothing worse than a buyer being a few minutes late because they've struggled to park, it can cause a negative distraction before they've even entered the property.

What can you do? If you have a driveway or allocated parking space, it would be advisable to make sure this is free, allowing them to park comfortably without any hassle, giving a smooth start to the viewing process. If you park on the road, leaving the property just before a viewing arrives gives them a good chance of being able to park nearby, we will always generally park a little bit further away to give the buyers' the space to park in closer proximity.

Neighbours

Whilst we appreciate some people would prefer to be private about their property sale, with properties being advertised across the websites for everyone to see it's highly likely that your neighbours will eventually find out that you are intending to move, especially once people start to view your property.

What can you do? We feel that, providing you get on well with your neighbours, it's always best to tell them. We've found that when neighbours are aware that you are trying to sell, quite often they will take even more pride in their own house, it's always a good excuse to de-weed and cut back the bushes to give a good impression of the road!

Should I be there for viewings?

We find that buyers are far more honest and comfortable when the owners are out of the property, whenever possible, we advise that sellers vacate the property to allow buyers' to freely voice their opinion whilst walking around. This also allows us to give more accurate feedback post viewing. There have been occasions where owners have been present for viewings that seem extremely positive with the buyers', the fact is that no one likes to be critical about someone's home whilst they're present!

Lights, Camera, Action!

We advise that you prepare the property ready for viewings in the same way that you would for the photography stage by being well lit throughout- keeping blinds and curtains open to let in as much natural light as possible during the day. During the winter months, with darker evenings drawing in, leaving lights on inside the property before vacating where possible gives a much warmer welcome to buyers, exterior lighting can also help with this too. It is also advisable to leave your heating on low during the colder months, we also advise this on empty properties to avoid pipes freezing over and potentially causing damage.

Keys

As mentioned, we advise that you allow us to hold a key to your property, this will only be used by the agent to access the property for viewings that we accompany, or for pre-agreed visits of professionals such as surveyors with the client's authorisation. It is also wise to leave any other keys that may be required in the doors (if internal) or somewhere obvious (like a kitchen worktop) for exterior buildings such as sheds, garden rooms or garages. Doing this just allows the viewing to go ahead smoothly.

Pets

Whilst we all have pets ourselves at Nevin and Wells, we appreciate that some people are not keen on certain pets. If you own a dog, we advise taking them out for viewings whenever possible. It's also a good idea to have some air fresheners spread around the property, as people who do not own pets do seem to pick up on 'pet smells,' so this again just helps alleviate any distractions whilst walking around. Another reason for telling neighbours (especially with pets) is so they are mindful to bring them inside if they start to bark!

We hope these tips help!



St Anns Road, Chertsey, Surrey, KT16 9HQ £260,000 Freehold



Situated in a lovely Mews style retirement development, is this two-bedroom, freehold house for women over 60 and men over 65. Offering independent living and located extremely close to the High Street and shops. The property has been updated and now offers a modern kitchen and bathroom, downstairs cloakroom, paved patio garden and the huge benefit of a garage in block and **NO ONWARD CHAIN.**



Onslow Mews, St Anns Road, Chertsey Surrey, KT16 9HQ

Front door into:-

ENTRANCE HALLWAY: Dimplex storage heater, coved ceiling and door to:

CLOAKROOM: Low level W.C, ceramic wash hand basin, heated towel rail and double-glazed window to side.

KITCHEN: **2.55m x 2.34m (8'4 x 7'8)** Modern range of gloss white eye and base level units with rolled edge work surfaces, built in oven, four ring halogen hob with extractor over, concealed dishwasher, space for other appliances, single drainer sink unit with mixer tap, part tiled walls and double glazed window to front.

LOUNGE/DINER: **4.77m x 3.72m (15'7 x 12'2)** Dimplex storage heater, feature fireplace, coved ceiling, stairs to first floor and double glazed French doors to rear garden and patio.

LANDING: Hatch to loft, built in airing cupboard, Dimplex storage heater and doors to:

BEDROOM ONE: **3.72m x 2.61m (12'2 x 8'7)** Dimplex storage heater, built in wardrobe, coved ceiling and double-glazed window to rear.

BEDROOM TWO: **2.91m x 2.43m (9'6 x 7'11)** Wall mounted heater, built in wardrobe, coved ceiling and double-glazed window to front.

BATHROOM: Part concealed low level W.C, pedestal wash hand basin with mixer tap and cupboards below, fully tiled walls, heated towel rail, wall mounted heater, extractor and walk in bath with shower attachment over.

OUTSIDE

GARAGE: Single built in nearby block with parking in front and residents parking.

OUTSIDE: Private patio area to rear leading onto extremely well kept lawn area, with flower and shrub borders and secure brick wall giving seclusion and privacy.

SERVICE CHARGES: £2307.03 per annum.

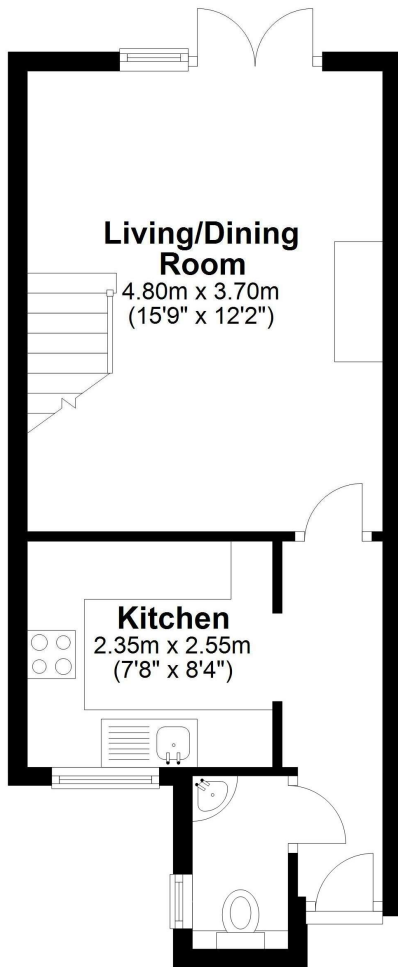
VIEWINGS: **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk**

St Anns Road, Chertsey, Surrey, KT16 9HQ

FLOOR PLAN

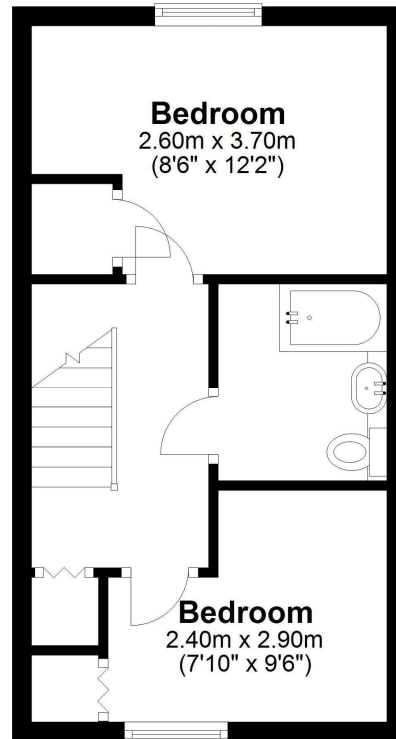
Ground Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.7 sq. feet)



Total area: approx. 56.9 sq. metres (612.1 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

St Anns Road, Chertsey, Surrey, KT16 9HQ

EPC

18 ONSLOW MEWS CHERTSEY KT16 9HQ		Energy rating D
Valid until 11 March 2031	Certificate number 6519-7227-4000-0192-6292	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).