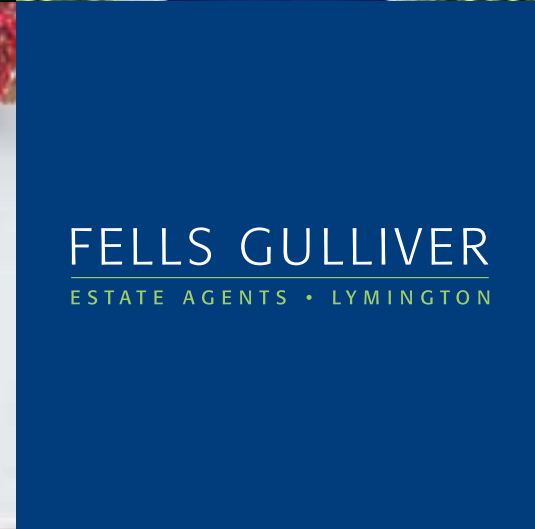


FELLS GULLIVER
ESTATE AGENTS • LYMINGTON



Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ
T: 01590 671711 E: lymington@fells-gulliver.com

www.fellsgulliver.com



Specialist



Independent



Effective



FELLS GULLIVER
ESTATE AGENTS • LYMINGTON

Specialist

Independent

Effective

Kerry and Dan have a combined Estate Agency experience of over four decades and having worked together for the last 10 of those years they have proven to be a formidable team.



Kerry Willard
Director



Dan Heard MNAEA, MARLA
Director & Consultant

Selling your property with Fells Gulliver

Not all Estate Agents are the same. At Fells Gulliver we are at the cutting edge of effective online property marketing. But, what really makes us stand out, above the competition, is our team of highly motivated property professionals – all with one common objective in mind – striving to secure the best possible outcome for you, our client.



Specialist

Independent

Effective



*“I would rate your
service 11 out of 10!”*

Mr and Mrs P Warwick-Smith



Marketing your property

We like to get your property noticed. Noticed by the right kind of people, that is. We have a whole variety of ways to promote your property and, obviously, exposure to the industry's latest online marketing technology is a must. But, by far our most effective 'interest generating' tool is our person to person customer connections. We make it our business to get to know our clients, combining knowledge with good old-fashioned experience and enthusiasm.

We will leave no stone unturned when searching for the best possible buyer for your property.

*Proactive, innovative
approach from an
experienced agent*

Advertising your property

Property portals

We subscribe to the most broadly used property portals, Rightmove, Zoopla and Primelocation to expose your property to the widest possible audience. This means that potential buyers have access to view your property details from the moment you officially instruct us to sell your property. Buyers can search for property using a map, area name, postcode or even the nearest train station.

Website

Hundreds of thousands of people use the internet every day to search for their dream property. The Fells Gulliver website contains all our current property listings and is easily located via Google and other leading search engines.

Office

Our attractive High Street office with prominent property window displays is ideally situated to enable us to raise the profile of your property for local or visiting buyers, 24 hours a day. We are open 7 days a week with a knowledgeable and experienced property professional available to answer questions, promote your property and conduct viewings.

Press Release

We aim to achieve regular editorials in the local press in order to maintain a high profile for Fells Gulliver. This in turn acts as a profile raiser for all the properties we market.

The area

By targeting certain streets within the area at any one time we are able to conduct leaflet or postcard drops to advertise a new property or to further raise profile. When marketing your property, placing one of our distinctive 'For Sale' boards outside your property is a great way to attract buyers.

Property Particulars

Our professional quality photographs display the best possible images of your property ensuring our sales particulars and promotional material are of the highest standard. In addition, the sales particulars contain floor plans, Energy Performance Certificates and written narrative enabling potential buyers to get a true feel for the property, this in turn produces high quality viewings.

Sales Team

Our biggest asset at Fells Gulliver is our sales team. We employ and retain the most professional, enthusiastic and motivated staff in order to achieve the best possible outcome for you. Experts in property, and resolute in leaving no stone unturned in finding quality buyers for your property.

Experts in promoting your property



“We have used Fells Gulliver on numerous occasions and would not hesitate to do so again!”

Mr and Mrs H Braime



Managing your sale

We know it can be a big decision. But once the decision to sell has been made, let us take the strain. Let us use our expertise to promote your property, find you a buyer and negotiate in your best interests, and let us achieve the best possible price for your property.

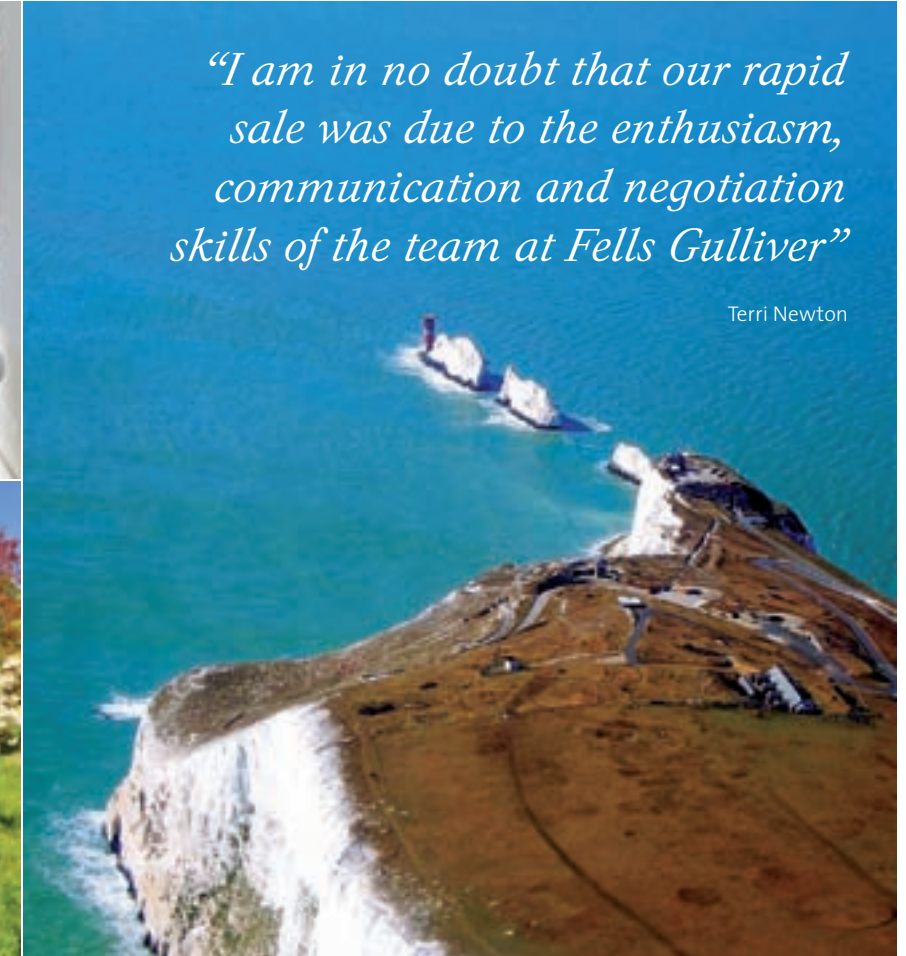
Finding a buyer is only part of the job. We understand the challenges and by using our experience to manage the sale of your property we are confident we can work quickly and resolve any issues that crop up to keep things moving towards completion. We will co-ordinate your sale, liaise with solicitors and surveyors, and we guarantee to keep you informed every step of the way.

*Impeccable reputation
for customer service*

What you can expect....

- A modern progressive approach to estate agency
- Accurate and considered valuations
- Use of the industry's most effective marketing methods
- Regular marketing progress reports
- Sound advice through years of local experience
- Accompanied viewings with feedback guaranteed
- No upfront fees
- No sale – No fee
- NAEA Licensed Member
- Us to achieve around 98% of your asking price, on average
- Open 7 Days a week

Achieving the best possible outcome



“I am in no doubt that our rapid sale was due to the enthusiasm, communication and negotiation skills of the team at Fells Gulliver”

Terri Newton





"We trust Dan with his years of experience to provide us with sound property marketing advice."

*Oliver Dunford,
Dunford Developments Limited*



"Dan and his team at Fells Gulliver could not have been more effective! We were selling our parents house in sad circumstances and from the start Dan and Kerry were appropriately understanding and helpful."

*Jane, Dee and Emma on behalf
of Norma Davis*



"We have shared some laughs and "nearly" some tears, but I could not of asked for a more caring experience! I will, without doubt, go out of my way to recommend Fells Gulliver in the future. You have changed my perception of the industry."

P Douch



"To Kerry and all the team at Fells Gulliver, Lymington. We wanted to say a big thank you for all that you did to ensure a speedy and uncomplicated sale for us. From the onset you showed complete commitment and professionalism towards a successful outcome."

Glynis & Ken Garman



"I have found the team at Fells Gulliver very professional in their handling of the sale of my property. They have been very understanding of my circumstances. The team at Fells Gulliver are always willing to help and listen and give advice. I would have no hesitation in recommending Fells Gulliver to anyone. Well done."

Lorraine D



"A friendly team who are honest, professional and extremely efficient, keeping in touch regularly throughout the whole process. They also have excellent local knowledge and a 'can do' attitude at all times. I would not hesitate to either buy or sell through Fells Gulliver in the future. Thanks again for all your help."

Mrs C Carruthers



"Our relationship with Fells Gulliver, Lymington goes back some 15 years. We are truly very grateful for all your exceptional help these past few months with selling our little thatched cottage in East Boldre. We would not have the slightest hesitation in recommending your services to anyone, known or unknown."

Carol and Jack Buswell



"We have recently instructed Fells Gulliver to market two properties for us, they have provided us with a first class service and their marketing has been very effective, finding good quality buyers for both properties in a short time frame. We would recommend Fells Gulliver without hesitation."

*Rick Otten,
Colten Developments Limited*





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