



# Let with Naylor Powell

## Why let your property with Naylor Powell?

In 1982 Mike Naylor and Richard Powell set up Naylor Powell and since then it has been one of the county's leading estate agents intent on providing a professional, pro active service to landlords and tenants in Gloucester and surrounding areas.

Comprehensive marketing campaigns, ensuring your property is seen by as many potential tenants as possible

Property listings on the country's top property websites including:

[www.rightmove.com](http://www.rightmove.com), [www.primelocation.com](http://www.primelocation.com), [www.findaproperty.com](http://www.findaproperty.com), [www.globrix.com](http://www.globrix.com), [www.propertylive.co.uk](http://www.propertylive.co.uk)

Naylor Powell offer two levels of service, Fully Managed or a Let Only service. Whichever service you go for we will market the property with the same pro active approach.

Experts on hand to help 6 days a week ensuring your property lets as quickly and simply as possible.



A professional service guaranteed – as a licensed member of the National Association of Estate Agents you can be rest assured with our service as membership of the association is through formal qualification ensuring that NAEA member agents have the knowledge and experience to guide you through your property transaction as smoothly and painlessly as possible. Operating under strict rules of conduct, members must meet certain standards relating to professional and ethical practice. Under the rules, agents are required to protect and promote their client's interests, while at all times acting in a fair and proper manner. If you are unfortunate enough to suffer at the hands of malpractice by an NAEA estate agent, the Association can take disciplinary action on your behalf.

**You are better protected and will get higher standards from NAEA members**

Professional bodies we are members of:-



the mark of  
property  
professionalism  
worldwide

## Fully Managed Service

- Setting up fee for each tenancy to include pre-letting, marketing, tenant selection, registering the deposit with the Tenancy Deposit Scheme, preparation of notices and drawing up the Tenancy Agreement.
- We will compile a comprehensive inventory to record the condition of the property. This is checked at the end of the tenancy, to ensure there are no defects other than normal wear and tear, before refunding the tenant's deposit. The charge for this is **included** in the set up Fee.
- We hold a security deposit, in a dedicated account, for the lifetime of the tenancy.
- Naylor Powell will undertake regular property inspections, usually after three months of a new tenancy and thereafter at six monthly intervals.
- Any maintenance required can be arranged, either by using one of our approved contractors or, if you prefer, by using your own contractor. We do **not charge** for this service.
- We will collect the rent on your behalf and transfer it directly into your bank account, after any deductions. We will arrange to pay any contractors bills on your behalf.
- We will provide you with an end of year Tax Statement.

## Let Only Service

- Including marketing, tenant selection, paying the deposit to your tenancy deposit scheme and drawing up the Tenancy Agreement.
- We will arrange for the rental payments to be made direct to your account.
- We can prepare an inventory and schedule of condition (optional – for a fee agreed at the outset).

(Once the tenancy has commenced management of the property lies solely with the landlord - Naylor Powell cannot be held responsible thereafter).



## Furnished or Unfurnished?

It doesn't really matter; your property will be lettable either way. If the property is furnished there are fire safety regulations that need to be met. Our specialist property managers will be available to advise you on current regulations.

## Safety First

Naylor Powell manages a large number of properties throughout Gloucestershire. We can provide advice on relevant legislation, including the Gas Safety (Installation and Use) Regulations 1998, the Electrical Equipment (Safety) Regulations 1994, the Smoke Detectors Act 1991 and the Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended in 1989, 1993 and 2010. We arrange for safety testing to be carried out by registered professionals that we have used for many years. The contractors will complete work at competitive rates and we do **not charge** you any additional costs.



## Contact us



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