

# Valley Property Managers

[www.valleypropertymanagers.co.uk](http://www.valleypropertymanagers.co.uk)

## Landlords do you need a letting agent that will really look after your valuable asset?

Valley Property Managers is a company small enough to give personal service and dedicate time to look after each and every property that it manages. We diligently keep in touch with tenants, visiting the property every three to six months to discuss with them any problems or minor maintenance requirements. We check that smoke alarms are operating correctly and that all the mandatory and safety requirements of the property are adhered to and are up to date. We send a written Maintenance Inspection Report to the landlord on inspections and indicate anything that needs to be resolved at the time or in the future. At such time, if requested, we arrange any work that needs to be carried out, such as building work or decorations and general DIY jobs, from minor plumbing requirements to major roof repairs. We have a network of local tradesmen to deal with any problems or requirements at a moment's notice.

We are at the end of the phone day and night, 24/7 if needed for extreme emergencies. Our charges are extremely low and are VAT free as we are a small family company.

**Call us on 01761 418485**

*for a no obligation discussion.*



**We are based in Midsomer Norton and specialise in the Chew Valley and surrounding areas.**

**12%**

**(of monthly rent)  
to fully manage  
your property.**

**OR**

**£450**

**to find tenants only  
and set up the tenancy  
for you to manage.**

**No VAT to pay**

We find tenants by advertising on a number of major property internet web sites including our own. We produce a flyer with photographs and property details for mailing to prospective tenants.

**Additional services, as required.**

- ❖ A free "To Let" display board can be supplied to display outside your property.
- ❖ £95 for an Energy Performance Certificate (mandatory from October 2008).
- ❖ £150 to produce a property Inventory and Condition Report.
- ❖ Other requirements on request.
- ❖ Advice on the legal requirements of being a landlord.

We maintain a flexible attitude and are generally able to adapt our service to meet our clients' individual circumstances and needs, for example, by providing a tenant find or part only service, or alternatively, by taking on additional tasks and duties.

**Most of all we will keep you informed and will look after your investment.**

**There is NO VAT to pay.**

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