

932,024

250

P. d SPOL.

770 - 852k.

+ done
99.

Oct 2007.

VALUATION FORM

1	What are you plans? <p style="text-align: center;">90cpo</p>	2	When are you hoping to go on the market? f 350 photos etc.
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3 Before I get you booked in please tell me a bit about your property?

Detached Semi Terraced Bungalow Chalet Flat
 Age: No. Beds: 4 No. Recepts: Ensuite:
 Parking/Garage: Extra features and soft facts:
 Double garage. Thurs 11-30

4	How long have you owned the property for?	5	Any extensions or improvements since you've owned it? i.e. kitchens/bathrooms/windows etc.
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6	80% of our business is referral based so have you used us before or has anyone recommended us?	7	Let's get an appointment booked in
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Vendor: Dr/Mr/Mrs/Miss/Ms. First Name Mark Surname Allwood
 Phone No: 07595 737541 Email: mark.allwood@btopenworld

Additional contact details: _____
 Property address: 11 Sander Road, Sberally, LV3 3PL

Correspon. add: _____

8	Just so we don't clash, have you got any other agents booked in? (do you mind if I ask which other agents?) What day is best for you?	9	Who will we be meeting on the day?
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Valuation Date: 8/11/22 Time: 1pm

10	We will be providing you with our opinion of price and method to achieve a great result however what is your general price expectation? £.....	11	Thank you for considering us we look forward to seeing you. Lastly to help with your costings would you like us to get solicitors quote? What about free mortgage advice?
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Our Valuation: £ 925 / 950 Fee: _____ Sols Quote _____ Mortgage Lead _____

Expected timescales: _____

What's most important to you? _____ How was your last experience selling or buying? _____
 Is there anything causing you concern? _____ How would you feel about working together? _____

<u>24h email</u>	<u>Val Chase 1</u>	<u>Val Chase 2</u>	<u>Val Chase 3</u>	<u>Val Chase 4</u>
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8/11/22 Life cycle sent, and hard copy sent, not sure re timeline job

Mr and Mrs M Allwood
11 Sundon Road
Streatley
Beds.
LU3 3PL

2a Sharpenhoe Road
Barton le Clay
Beds
MK45 4SD
01582 882440

08/11/2022

Dear Mr and Mrs Allwood

11 Sundon Road, Streatley, Beds, LU3 3PL.

Thank you once again for contacting Urban & Rural for estate agency advice in connection with your proposed sale.

Having taken into account your plans and time scales I recommend placing your property on the market in the region of £925,000 to £950,000. This figure is not set in stone and I would welcome the opportunity to discuss your thoughts on this valuation before you place your property on the open market.

We are very proud of our marketing and the service we give to all our sellers, by instructing Urban & Rural you can be assured of our utmost attention from the minute you start marketing until the day you move. Some of our award winning services include:

- **Established award winning estate agents** –Winning industry awards consistently since 2012
- **Zero week sole selling agreements** – We are so confident you will be happy with our service and results we will not force you to stay with us if you are not.
- **Professional quality photo's** – We only use the best DSLR cameras with professional lens and flashes to ensure that our photo's really show your property at its best.
- **Elevated photos** - We can take an elevated photo of your property which is great for showing off any views or big garden your property may have or simply to make it stand out of the crowd with a completely different and unique angle.
- **9 offices within 10 miles** – Most buyers travel an average of 6 miles when they move – we have 9 branches within 10 miles to find all these buyers
- **Park Lane Office** – Our associated branch in Park Lane, London promotes are properties to buyers looking to move out of the city
- **Floorplans** – Every single property has a floorplan vital for allowing buyers to see the flow of your home before they view and how they would use the space best for them.
- **Automated email marketing** - With over 4,000 buyers looking for a property in Bedfordshire we can instantly contact hundreds of buyers looking for a property like yours.
- **Aftersales** – Probably the most stressful part of moving, you will have an experienced dedicated contact at the office to help guide you through your move offering assistance, advice and a calming hand wherever required.

I do hope that you found our appointment useful and informative, should you have any questions please do not hesitate to contact me.

I look forward to speaking with you again soon.

Yours sincerely

Mark Dumbrell
Director

Urban & Rural Barton le Clay
Tel: 01582 882440 bartonleclay@urbanandrural.com

Urban & Rural

From: Martin Allwood <martin.allwood1@btopenworld.com>
Sent: 28 November 2022 19:10
To: Urban & Rural
Subject: Re: Brochure
Attachments: Brochure 8 page 13 photos details.pdf

Hi Mark

Everything looks fine so please go ahead.

We are away next week so I will drop a key off in the next few days in case you need it.

Regards

Martin

Sent from my iPad

On 28 Nov 2022, at 15:16, Urban & Rural <bartonleclay@urbanandrural.info> wrote:

Kind Regards

Mark Dumbrell

Director

Urban & Rural
urbanandrural.com

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- **Email:** markdumbrell@urbanandrural.com
- **Tel:** 01582 882440
- **Web:** www.urbanandrural.com

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Mark Dumbrell - Urban & Rural

From: Mark Dumbrell - Urban & Rural <markdumbrell@urbanandrural.com>
Sent: 22 November 2022 15:30
To: 'David Frost'
Subject: re epc 11 Sundon Road, Streatley, Beds, LU3 3PG

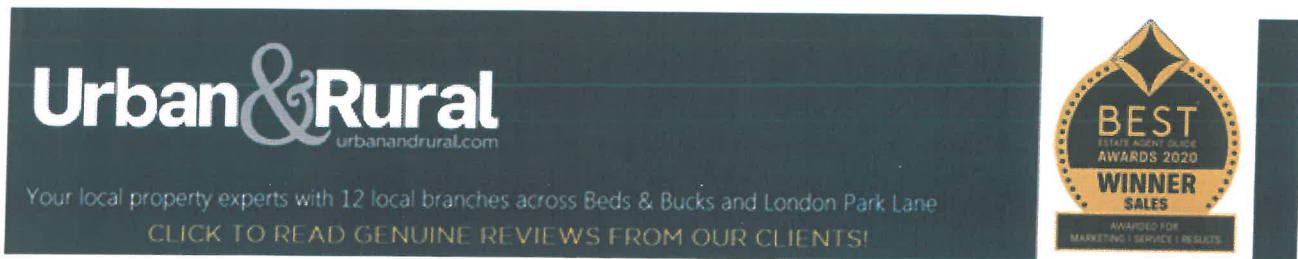
Hi mate are you ok to give a Mr Allwood a call to do the above.

He will pay you £90 direct 07595 737541

Kind Regards

Mark Dumbrell

Director



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Please note that all Urban & Rural branches are members of The Property Ombudsman. Should you have a complaint you have 12 months during which you can refer your complaint to:

The Property Ombudsman: Milford House, 43-55 Milford Street, Salisbury, Wiltshire, SP1 2BP. **Website:** www.tpos.co.uk/consumers **Tel:** 01722 333306 **Email:** admin@tpos.co.uk

Mark Dumbrell - Urban & Rural

From: Mark Dumbrell - Urban & Rural <markdumbrell@urbanandrural.com>
Sent: 22 November 2022 16:09
To: 'Keith Wells'
Subject: Re 11 Sundon Road, Streatley, Beds, LU3 3PL , matterport, prof photos, drone and scamatic floorplan

Hi Keith as discussed.

Please can you take drone footage of the fields, church and views and leave unbranded.

Mr Allwood 07595 737541 will pay you £350 direct

Kind Regards

Mark Dumbrell
Director



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urbanandrural.com

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- **Tel:** 01582 882440
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∞ Glass stained

Key points.

∞ Carriage driveway

∞ Freestanding double garage

∞ Glass
Stained

∞ Integral single garage

∞ Custom built bespoke marble floating shelves
Glass
hartz. ~~Free~~ Dry

∞ Kitchen/diner built in appliances.

Neff oven AEG induction hob Bosch

underfloor heating

dishwasher
instant hot water
Granite worktop

∞ Conservatory

∞ Downstairs shower room / utility

∞ Concealed under stairs bespoke storage

∞ Single garage - electric roller door.

∞ Air conditioning bespoke gym - with french doors
Garden room

∞ Juliette balcony

∞ newly fitted Carpets

∞ Jacuzzi bath sink / WC

∞ Views off church

∞ Main Bedroom bespoke fitted wardrobes / drawers

∞ Ensuite shower room v/floor heating

∞ Roof light Air con

Pond/water feature

∞ Rear Garden

dark grey porcelain
tiles recently fitted

Dunster house log cabin

Patia area
' 2 Sechans.
' Games table