



Agency Brochure

www.mpestates.co.uk



WELCOME TO M&P ESTATES

M&P Estates are a boutique family-owned and run Estate and Letting Agency based in South Ockendon with over 23 years of experience in the Thurrock Property Market. We are the local experts for all of your property requirements.

We are a team of experienced professionals who take pride in providing exceptional service, reliable communication and trusted advice to help you find the perfect home. We invest heavily in up-to-date marketing tools and technology so that your property stands out from the crowd. So you can expect us to be Attentive, Responsive and Knowledgeable as we work with you every step of the way on your journey, whether you are Selling, Buying, Renting or Investing.

Our services include Residential Sales, Lettings, Property Management, Property Maintenance, and Consulting on Property Investment and Acquisitions.

Yours sincerely



Paul Tobias-Gibbins

BA (hons) MA CRLM
Action-Oriented
Managing Director





OUR SERVICE

The best way to sell your house, buy or both is with our help. We've been helping people like you since 1998 and are here for all of its ups and downs! Talk about a great experience - we're dedicated professionals who will go above and beyond to give you peace of mind when choosing an agent that suits **YOU** best.

When you invite us to carry out a market appraisal on your property, we will give you the most realistic and genuine figure possible. We don't believe in overvalued properties just for instruction; instead, our goal is to make sure that every home has its fair price without any embellishment or deception - which means using Land Registry data combined with Rightmove & Zoopla reports showing trends within an area so as not only provide professionals but also homeowners like yourself accurate information about what they should be selling and paying based off current market conditions.

When you're ready to sell your home, we'll help make it happen. We know that there can be some uncertainties and worries with selling a house - especially if this is the first time! Our success in dealing with clients' properties has come from offering accompanied viewings on all homes so buyers get an intimate look at what they may purchase before deciding whether or not something suits their needs best; as well as ensuring no security risks for homeowners.

" WE ARE
DRIVEN BY
THREE
VALUES:
HONESTY,
INTEGRITY
AND HARD
WORK."



PREPARING YOUR HOME FOR SALE

When it comes to moving home, you are probably more focused on what you want from your new house rather than thinking about the sale of your old house. But it is important to make sure that your old house is shown in its best light to get a good sale. Here are some tips and tricks that will help you prepare beforehand.

"MAKE SURE
THAT
YOUR
HOUSE IS
SHOWN IN
ITS BEST
LIGHT TO
GET A
GOOD SALE"

1.

CLEAN EVERYTHING, AND THEN CLEAN IT AGAIN

This is one of the best things you can do to prepare. You want to clean everything. The tops of all those cabinets, pull out the sofa, everything. If you have already moved out, then obviously this is going to be much easier, but if you haven't then you might want to consider hiring a professional cleaner.

2.

CONSIDER HOW YOUR PLACE SMELLS

You want to be careful of what smells are lingering in your home. If it is morning, whilst you might like the smell of fried bacon, it will give your home an air of 'fast food cafe'. One trick to make your place seem welcoming is to put a little polish onto your radiators. It will give your home a welcoming and 'cared for' scent. You may also want to grab a few scented candles – just be sure not to mix smells and not to overwhelm them too much!





3.

DECLUTTER

This is obviously very important. You want to be showing off your space, not all the possessions you have in it. Consider boxing things up early and moving them out to a safe space- relocate them to a friend's house or even consider hiring some temporary storage. This will give your home an airier and more open feel.



4.

TONE DOWN THE DECOR

You want your buyers to be able to see themselves in your property. So, while it may speak to your personality, you might want to consider redecorating and neutralising the décor as much as possible. Make it neutral and then your buyers will be able to imagine what they can do with the space.

5.

LET THE OUTSIDE IN

You want to let as much light as possible into your home, so open up all the windows, pin back curtains, and show it off. You might also want to consider putting some potted plants around, or put down some vases of flowers, and this will add to the freshness of your property.



6.

ORGANISE YOUR WARDROBES

Make sure all of your storage spaces are well organised. Storage space is a key selling point of your property and you want to make sure it is shown off at its best. So, get organised, make sure all of your clothes are hung properly, and that everything is folded and neat. Also, make sure that you remove any oversized furniture. You want everything to appear in its place.



7.

TURN YOUR BATHROOM INTO A SPA

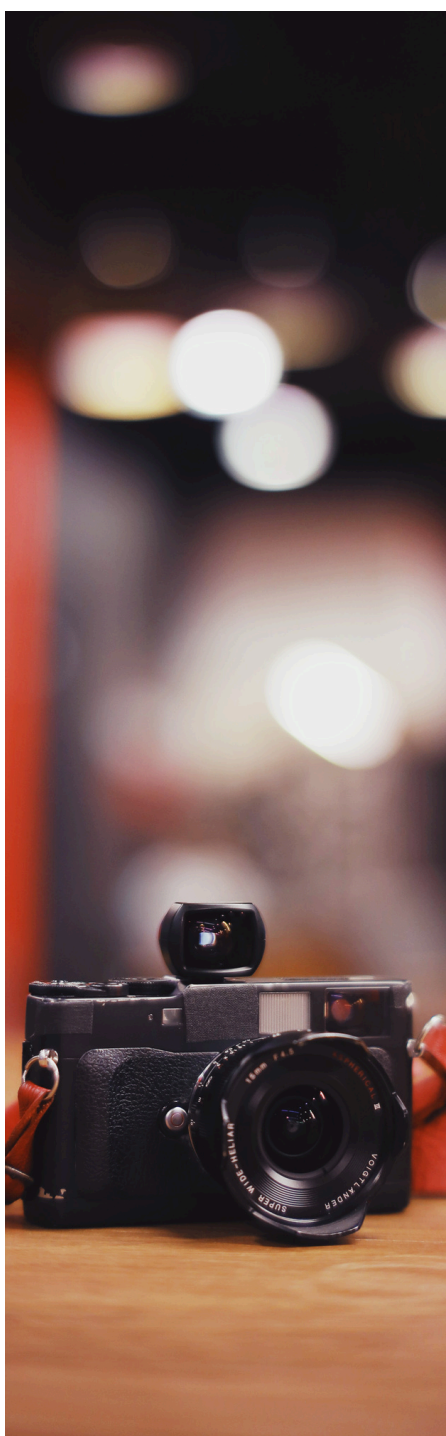
Make sure that your bathroom is looking like a calm and relaxing place. Stack some pretty, co-ordinated towels around. Add some scented candles, and maybe a small plant pot or two. Make sure you have co-ordinated bath mats and towels to give it less of a mismatched feel and put the toilet seat down. This can make a huge difference.



MARKETING YOUR HOME

Let us present your home to the world! We are M&P Estates.

Our marketing services will get you more bookings and a better price for your property take a look at what we offer when choosing us as an agent today.



PROFESSIONAL PHOTOGRAPHY

Property listings that are enhanced and include high-quality images will receive more enquiries than others. So make sure these striking shots show off every inch of what makes yours unique.

PROFESSIONAL FLOORPLANS

Professional floorplans allow buyers to appreciate the layout of a home. 60% say that they're essential when searching for Property, and detailed 2D or 3-dimensional drawings make this process easier!

SOCIAL MEDIA MARKETING

There are several different ways to market your home, and at M&P Estates, we've found that social media platforms like Facebook, Instagram, Twitter, LinkedIn and Tiktok can be very effective. It is essential for us as your Estate Agent to make sure all of these channels are being used to reach the biggest audience possible!



VIRTUAL & VIDEO TOURS

Virtual and video tours are a great way to show off your home. They help us filter out the right people who will be coming in person!

PROPERTY PORTALS

We use property portals such as Rightmove, Zoopla and OnTheMarket to help buyers find their Property. In addition, our website is full of helpful hints and tips for buyers or sellers!



SERVICES WE PROVIDE

M&P Estates are the perfect solution for any family looking to sell their home. We will work with you one on one, customizing a package that meets your needs and requirements - all while maintaining our commitment of excellence!

NO TIE IN CONTACT

Hire us today, fire us tomorrow' – our customers stay with us through choice, not contracts. We care more about your success than any contract can ever hope to.

M&P were the first Estate Agent to introduce this to Thurrock. Some Agents have followed our lead whilst others will tie you in to long term contract which in many circumstances leaves you powerless to go elsewhere if their service is poor.

MARKETING PLAN

It's important to execute a brilliant marketing plan for your home sale if you want the best possible price. Don't leave it up chance!



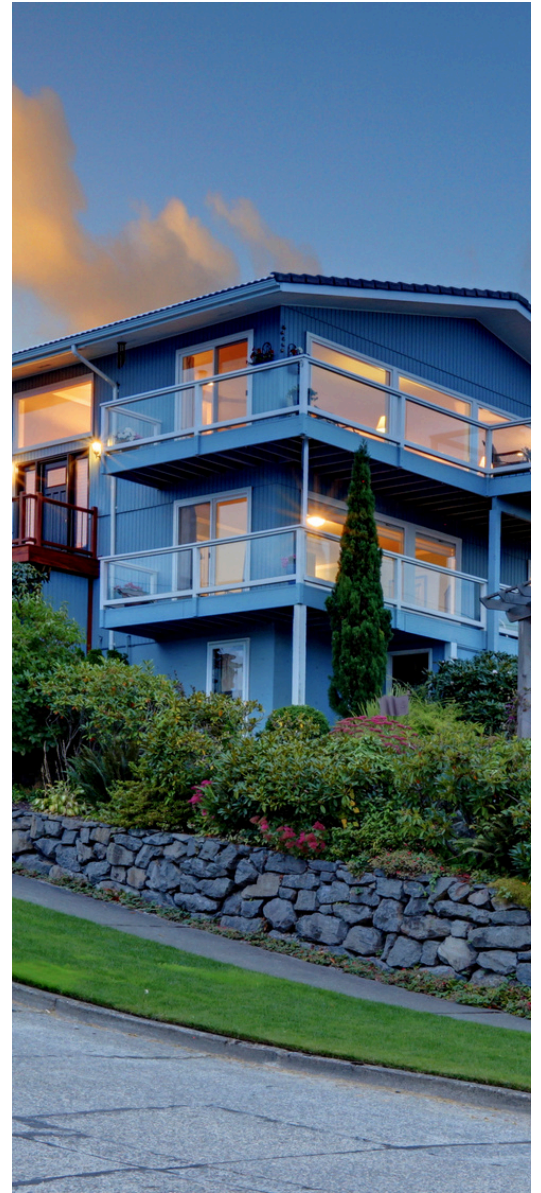
"WE WILL
WORK WITH
YOU ONE ON
ONE,
CUSTOMIZING
A PACKAGE
THAT MEETS
YOUR NEEDS
AND
REQUIREMENTS"

ACCOMPANIED VIEWINGS

Having an expert negotiator to accompany at viewings will assist in building relationships with buyers and by understanding their needs, preferences, hopes, aspirations, points of compromise will provide a win/win outcome for both buyer and seller

SALES PROGRESSION

The national average sale timescale is 16 weeks and 35% of sales never make it to exchange. Our key to reducing these alarming figures is staying close to the action and keeping information channels flowing at key stages of the transaction. This is why you will receive the services of a full time Sales Progressor.





CONVEYANCING

We are a team of brilliant Solicitors and Conveyancers that work on No Sale, No Fee basis. Click [here](#) for free quote

We want to help you get this sorted out as quickly as possible so if any questions arise just contact us on

Tel: 01708 851999

Email : Info@mpestates.co.uk



MORTGAGE BROKERS

Getting the right mortgage advice is crucial, but don't want to pay a broker let us know and will put you in touch with Mortgage Brokers that can help you.

“SAVING OUR CUSTOMERS MONEY ON EVERY STEP OF THE PROCESS, WITH ACCURATE MARKET APPRAISALS AND EXPERT NEGOTIATIONS”.

WE ARE PROUD MEMBERS OF THE GUILD

KNOWLEDGE. INTEGRITY. RESULTS.

We have our own strict Code of Conduct which ensures every Member of The Guild is either a qualified Member of The Royal Institution of Chartered Surveyors (RICS) or a Member of The Property Ombudsman.



PARK LANE W1
CITY OF WESTMINSTER



National Network

As a Member of The Guild, we demonstrate a real commitment to local, regional and national marketing. We are part of a national network of offices working together to serve you better.

Trust and Confidence

The Guild have their own strict Code of Conduct which ensures every Member of The Guild is either a qualified Member of The Royal Institution of Chartered Surveyors (RICS) or a Member of The Property Ombudsman.

The Guild Standard of Service

Every Member company of The Guild of Property Professionals is a carefully

selected independent estate agency – as such, we adhere to the highest standards of estate agency practice and all work together to provide you wider marketing and better service.

As part of the national network of property professionals, we have access to a myriad of other services all bound together in an enterprising spirit of teamwork and professionalism that helps with selling houses.

Training

You can be sure you are dealing with professionals as The Guild offers training through its Guild Associate Scheme. This is an educational training system for Member's

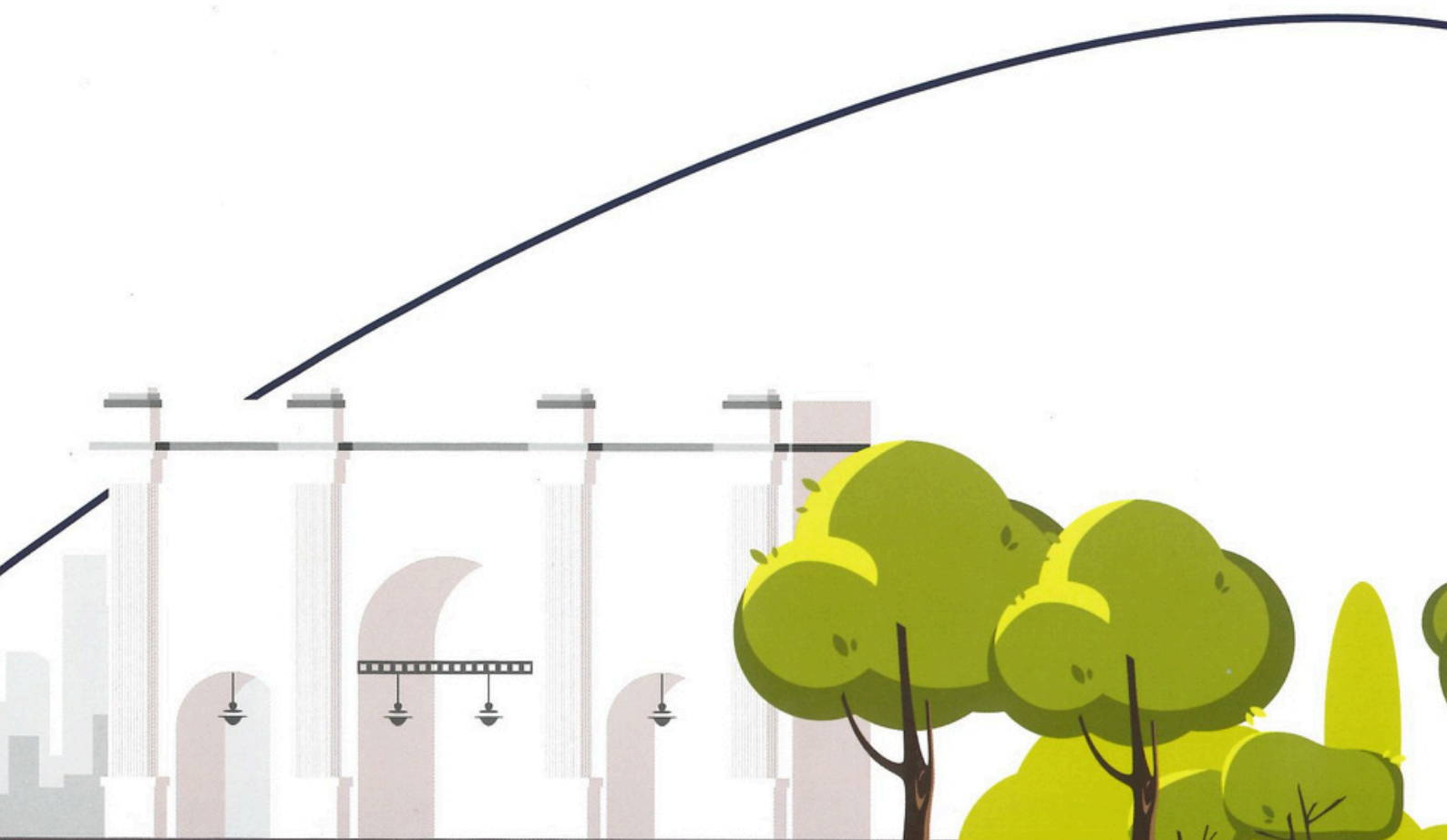
staff to ensure fundamental technical competency throughout the network. It covers the basic legal estate agency practice, plus knowledge of The Property Ombudsman, The Guild and Money Laundering. Entrants are examined on their competency and, when an adequate level of proficiency is achieved, are invited to become a Guild Associate.

Auditing

The Guild is committed to raising industry standards with compulsory auditing for new Members. This ensures that every agent operates to the same level.

We are property professionals.

Find your local Guild agent at guildproperty.co.uk





M&P Estates
SALES | LETTINGS | PROPERTY MANAGEMENT

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