

# LETTINGS, RENTALS AND PROPERTY MANAGEMENT

Watts & Morgan have a dynamic and highly professional residential rentals and management department. The rental department are able to offer to prospective tenants, a wide range of properties, from townhouses and country cottages, to contemporary apartments and executive style properties.

We are dedicated and committed to providing an outstanding service to both landlords and tenants.

We are able to offer prospective landlords a range of services, including marketing appraisals, advice on safety regulations and relevant legislation and offer a choice of a fully managed service or tenant find only.

We are members of the Tenancy Deposit Scheme and the Ombudsman for Estate Agents Scheme for Residential Lettings, ARLA and RICS.

Our rental department will be able to advise you on all aspects of letting your property including:

- Preparing your property for letting
- Maximising market value
- Understanding lettings legislation
- Letting procedure/landlord security
- Tenancy Deposit Scheme

If you require your property to be let and managed, we will oversee the following:

- Rent guarantee
- Rent collection
- Quarterly property inspections
- Maintenance and repair
- Legal matters
- Tenants deposits and payment of accounts

# ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Performance Certificates (EPC) have been introduced to help improve the energy efficiency of buildings and are now statutory when either selling or letting your property.

The EPC is part of a series of measures that have been introduced across Europe to reflect legislation which will help reduce buildings' carbon emissions and tackle climate change.

The certificate provides an 'A' to 'G' rating for your property with 'A' being the most energy efficient and 'G' being the least, with the average being around 'D.'

Watts & Morgan employ an accredited energy assessor to produce an EPC on behalf of our clients, alongside an associated report which suggests improvements to make your property more energy efficient.

