O'Connell

PROPERTY AGENTS

Lettings & Property Management
A Guide For Landlords

2022

ABOUT US

The company behind O'Connell Property Agents (previously known as Movearound) started in 2007. We've operated successfully in challenging times whether it be floods, a recession or a global pandemic……we go on. We have always been determined to not let our clients down and to do our very best to achieve for them.

We decided to re-brand in 2020 to be clear of who we are…… A Family Run Business

The owners of the company each have over 20 years' experience of the Gloucestershire housing market. We cover Cheltenham, Gloucester, Tewkesbury and the surrounding areas of those areas.

Letting your property is a big commitment and can sometimes be a daunting prospect but we are here to help. As a landlord you want professionalism, efficiency and trust. As your agent we guarantee this, whilst managing your property as if it was our own. We are extremely thorough and careful in finding you the right tenant. We need to be confident that every tenant will not only pay their rent on time, but will respect and take care of your property.

Legal Requirements

Valid EPC with a grade 'E' or above

Valid Electrial Installation Condition Report (EICR)

Valid Gas Safety Certificate

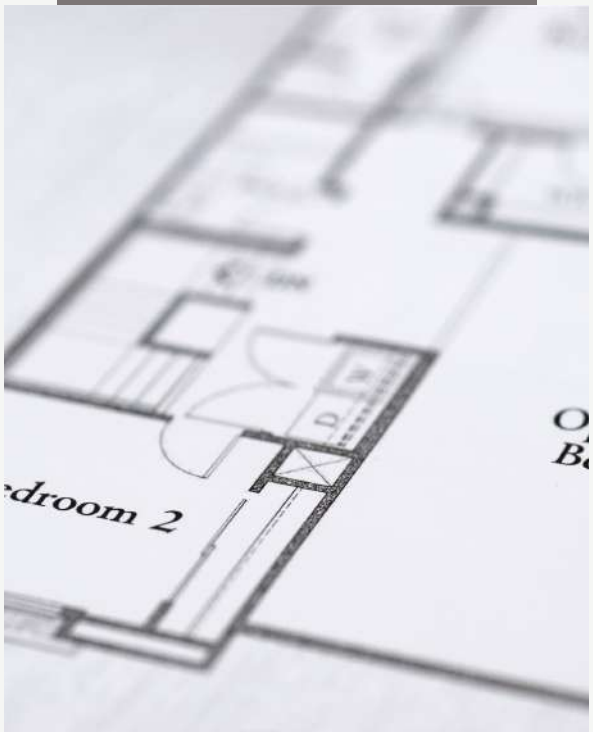
Carbon Monoxide detectors next to solid fuel devices. We would recommend one next to your boiler too!

Working smoke alarms on each habitable floor

How We Market Your Property

GLOSSY BROCHURES

PROFESSIONAL FLOORPLANS

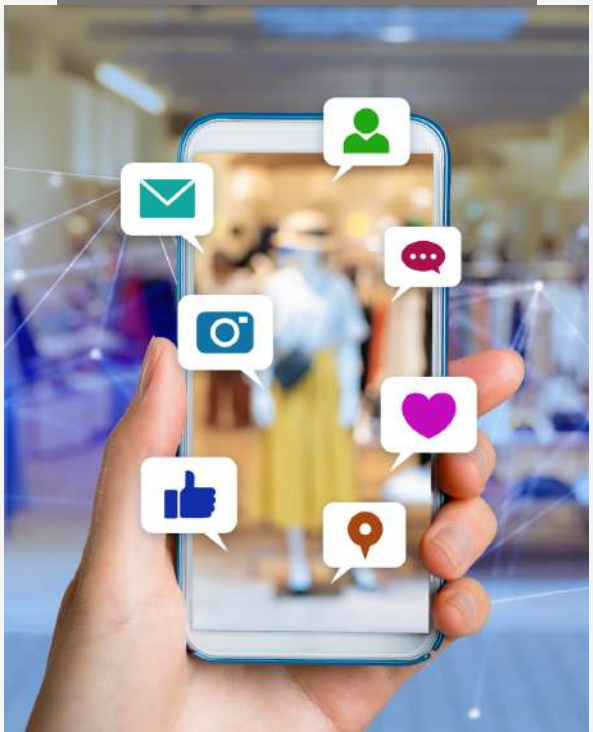


PROFESSIONAL PHOTOGRAPHY

Plus.....

VIDEO MARKETING

SOCIAL MEDIA MARKETING



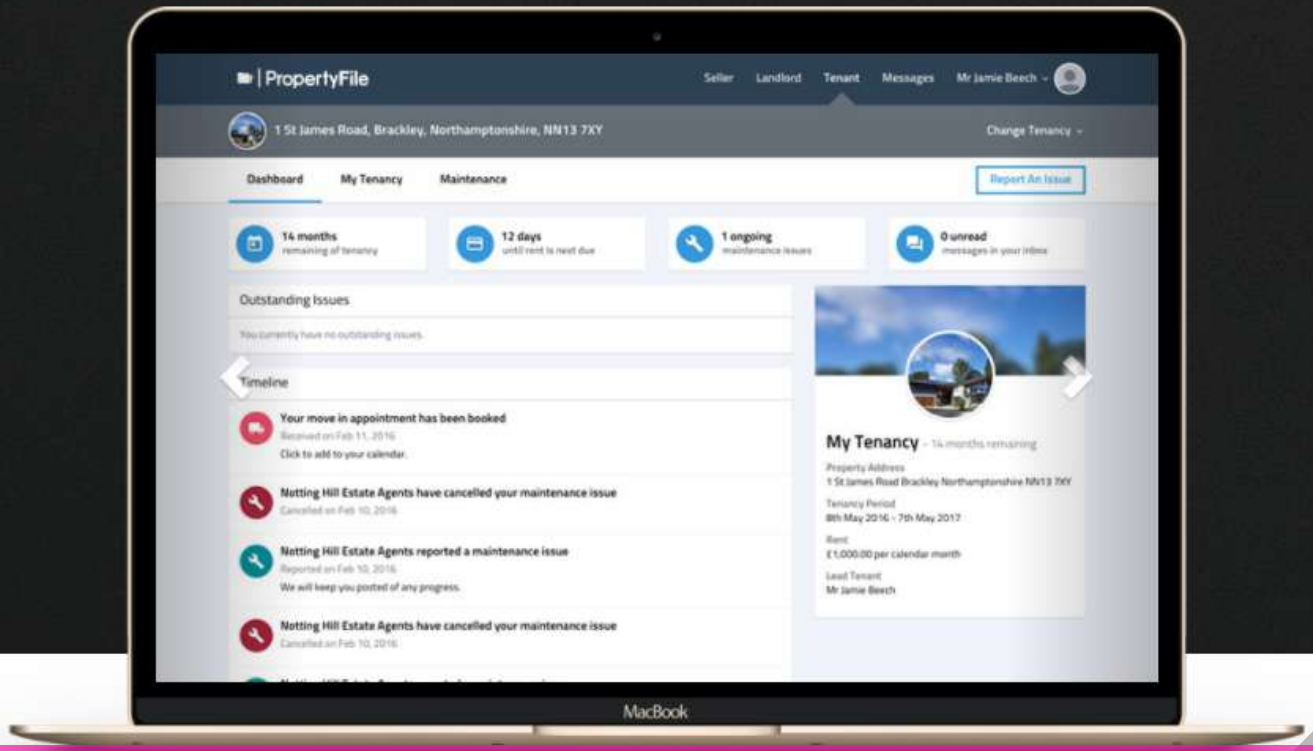
ALL FOUR MAJOR PROPERTY SITE

rightmove

OnTheMarket

Zoopla

PrimeLocation.com



PropertyFile

Landlords have a **'PropertyFile'** log-in area of our software where you will be able to see important documents to do with the tenancy and information about your property whenever you choose to save you time. Downloadable statement for your tax return and any updates on maintenance issues.

Tenants have a login too, so they can report issues.....even from their phone!

High Street Offices

CHECK OUT OUR REVIEWS

Many of our clients have been kind enough to leave us a review (see Below)

SCAN ME

To scan the QR code simply open your camera on your smartphone and point it at the desired code

If you haven't already booked your Market Appraisal, please contact us **now** to book your appointment to see how we can get your home

LET

Let's Talk

EMAIL ADDRESS

mail@oconnellpropertyagents.co.uk

PHONE NUMBER

GLOUCESTER: 01452 387 437

TEWKESBURY: 01684 367 000

CHELTENHAM: 01242 506 550

We Look Forward to LETTING Your Property