




WEBBERS PROPERTY SERVICES

A GUIDE TO RENTING

  webbers.co.uk



RENTING A WEBBERS PROPERTY



Renting a home provides a convenient, flexible and simpler alternative to mortgage applications and the commitment of buying a property. The rising standards of rental property and the increase in choice, together with the changing nature of work and social patterns means that renting a well managed, good quality property has never been more popular.

Every member of our department is a qualified letting agent which gives you comfort in knowing we take our role and responsibilities seriously. By talking to Webbers, you can be confident we work hard to find you your perfect home.

As you'd expect, most people now search for properties online, but you'll also find our properties in the local press and throughout our network of 16 offices. Properties tend to move fast and so knowing what your looking for helps us to help you.

In the meantime, just be aware: a viewing appointment is not a formal offer of a tenancy and any tenancy is subject to landlord approval, application, referencing and contract. A property will be withdrawn from the open market only once an administration fee has been paid and therefore other viewings can continue to take place at any time without prior notice.

Webbers are not liable for any costs you might incur, and we recommend that you thoroughly research the area before travelling to any viewing. Please read our terms and conditions attached to our application form, which you can download on the property details page, and if you have any questions just let us know – we are here to help!



OUR GUIDE TO RENTING A NEW HOME



Finding your new home



Do your homework

Understand what you're looking for in your new home and research areas, schools, transport links and anything else that is a priority for you.

Make contact with a local letting agent

Make sure that your agent is qualified, registered with a deposit and redress scheme and is someone you can trust and work with.

The reality is that demand for rental property outstrips supply, so a good, friendly relationship with a professional letting agent will help you find your perfect home quicker!

2nd viewings always count

Only when you start to view property will you really understand what you're looking for!

A second property viewing is always a great opportunity to make sure that you're 100 percent happy with what will become your new home- and to make sure that your sofa will fit!

OUR GUIDE TO RENTING A NEW HOME



The financials

Deposit protection

All tenants pay a deposit as security against any breach of the terms of the tenancy agreement.

It is a legal requirement that your deposit is registered with an approved Deposit Protection Scheme. Make sure that you are aware which scheme your deposit will be registered with.

At Webbers, we use TDS.

www.tenancydepositscheme.com

Understand your Tenancy Agreement

A good, clear tenancy agreement will explain your obligations and those of your landlord - and be free of legal and technical jargon so its easy to understand. It will also clearly show your rent, and the length of the Agreement (normally, for an initial period of 6 months. (but this can vary!)

If you are unsure of anything within the agreement speak to the Agent or take legal advise before signing your contract.

Consider all the costs

As well as your rent, which is normally paid monthly, its likely that you will also be liable for utility bills and the cost of insuring your own possessions.

At the start of your tenancy you'll also have to pay a deposit and any agency fees.

You will find likely energy costs on the Energy Performance Certificate, which should be presented to you by your agent/landlord before you sign your tenancy agreement.



OUR GUIDE TO RENTING A NEW HOME



Moving in

Report Repairs Promptly

At Webbers, much like other agents, we rely on external contractors, so to ensure that repairs are carried out quickly and with minimum inconvenience to you any concerns need to be promptly reported to us.

For your reassurance, all our contractors are qualified and insured.

Accurate Inventory & Schedule of Condition

The inventory is a record of the condition of the property at the start of the tenancy. Therefore it needs to not only list each item – from door stoppers to shower cubicles – but also describe the condition in detail.

An inventory is not a legal requirement and the quality of the information it contains will vary from agent to agent (of course, ours are first class!)

Make sure that when you receive your inventory it is accurate. If necessary, make amendments and additions, and take extra photographs. If you agree to something that contains mistakes or omissions it could be costly for you at the end of your tenancy.

Condensation & Mould

A common problem found in properties of all ages. But in most cases the unsightly mould is not a consequence of rising or penetrating damp – its due to moisture within the atmosphere condensing on cold surfaces, allowing the mould to take hold.

Therefore its nearly always found on cold, external walls and behind furniture. You can treat it using mould sprays, and prevent it from reoccurring by ensuring adequate ventilation and heating. Avoid drying clothes indoors too – that moisture has to go somewhere!



OUR GUIDE TO RENTING A NEW HOME



Moving out

Serving Notice

Be mindful that you are committed to the length of your tenancy, and normally this is for an initial period of 6 months. If you wish to vacate, you will need to serve notice in accordance with the terms of your tenancy agreement. This will often be required in writing and by a certain date within your tenancy. If you miss a key date, and serve your notice late, you could be liable for more rent.

Get your deposit back

Deposits should be refunded promptly and in full – provided the property and gardens have been left in good condition. Don't leave things to the last minute. If an agent has to organise cleaners or any other contractor it can quickly become expensive for you, so plan ahead and if your not sure always speak to your agent for advice before you vacate.



RESIDENTIAL SALES & LETTINGS OFFICES

DEVON

BARNSTAPLE
39/41 Boutport
Street Barnstaple
EX31 1SA
T: 01271 373404

BIDEFORD
57 Mill Street
Bideford
EX39 2JT
T: 01237 472344

BRAUNTON
9 The Square
Braunton
EX33 2JF
T: 01271 812263

ILFRACOMBE
48 High Street
Ilfracombe
EX34 9QB
T: 01271 863091

LYNTON
5a Queen Street
Lynton
EX35 6AA
T: 01598 752527

SOUTH MOLTON
The Square
South Molton,
EX36 3AQ
T: 01769 573181

TORRINGTON
17 High Street
Torrington
EX8 8HN
T: 01805 624334

CORNWALL

BODMIN
53 Fore Street
Bodmin
PL31 2JB
T: 01208 73298

BUDE
11 Lansdown
Road Bude
EX23 8BH
T: 01288 353661

LAUNCESTON
10a Broad Street
Launceston
PL15 8AD
T: 01566 776211

NEWQUAY
Cliff Road
Newquay
TR7 1SE
T: 01637 873888

SOMERSET

DULVERTON
Woodton Lodge
Dulverton
TA22 9DW
T: 01398 323271

MINEHEAD
9 Floyds Corner
Minehead
TA24 5UW
T: 01643 706917

TAUNTON
41/42 High Street
Taunton
TA1 3PN
T: 01823 322666

REPORT A REPAIR

T: 01271 347886
E: help@webbers.co.uk



  webbers.co.uk



