

NEWS

Operating across The South

Property Sales | Lettings | Management

Be a property optimist

The past eighteen months have been a busy time in the property market with demand higher than it's ever been in working memory for many in the property business. Whilst there has been a supply issue in both the sales and rental markets, we are hopeful that this should resolve itself when everyone starts going about their business as before.

In property there is rarely 'normal'. It is either flying high or flying low – or heading in either direction. But, whether a buyers' or sellers' market, our job as your agent is to get the best result for you **when it is right for you and your family.**

Be a property optimist; don't let the market dictate. That way you will not be a panic buyer or seller and if everyone does this then some balance will be restored.

5 Reasons to short term let over the winter period rather than weekly holiday let

- Peace of mind knowing your property is occupied and being looked after rather than standing empty and unattended over the winter months.
- A constant rental income rather than the uncertainty of weeks without bookings.
- The option of a full ingoing and outgoing inventory. The biggest risk of Airbnb is that a guest may seriously damage a property. A deposit helps to give peace of mind for the landlord.
- Tenants are in the property under a legally recognized and binding Agreement, giving clarity and protection for the tenant and landlord.
- Finally, the landlord has the freedom over the winter months from constant enquiries, check ins, cleaning and problem solving that often occurs with holiday bookings!

We have 3 very different and ideal properties available for short term let this winter.

A pretty fully furnished, 3 bedroom thatched cottage in a rural village close to Petersfield, available for 3 – 6 months from mid-November.

A stylish, fully furnished, 4 bedroom beach house on Hayling Island with garden and stunning views, available from mid November to mid March.

An exciting, fully furnished, 3 bedroom townhouse close to the sea with games room and home cinema, available from mid November to mid March

Please see www.countryhousecompany.co.uk or call 02392 632 275 for full details

If you would like to discuss our services, please call
02392 632 275



Kate Porter
Sales



Claudia Hunt
Lettings



Marishelle Butler
Management



SHORT TERM

Froxfield

£4,000 pcm inc most utilities



SHORT TERM

Hayling Island

£3,000 pcm inc utilities



SHORT TERM

Southsea

£3,000 pcm inc utilities



Featured property - **For Sale - Equestrian home**

This pretty 4 bedroom cottage, set in a delightful rural location just outside Catherington, Hampshire, is ideal for equestrian enthusiasts with great facilities close to the house and an abundance of local bridleways. Equestrian facilities include: 3 stables close to the house with power and water, over 2 acres land and paddocks enclosed by post and rail fencing, floodlit menage, field shelter, parking for horse lorries and trailers.

The house itself has a well fitted open plan kitchen/

breakfast room, dining room, sitting room with fireplace and log burning stove, family room and a study. On the first floor are 4 bedrooms and a family bathroom.

A door from the entrance hall leads to an annexe with sitting room, bedroom, shower room and cloakroom.

Pretty gardens lie to the front and rear of the house plus mature vegetable garden, greenhouse, 2 garages, workshop, wood store and separate timber store/shed.

For full details or to arrange a viewing please call Gemma on 02392 632 275

Reasons landlords should have a property Fully Managed

In the past 5 years there have been over 150 new regulations affecting landlords and in some cases breaches of these regulations carry a criminal record or prison sentence. These regulations change quickly, and it is vital a landlord is kept up to date by a professional agent.

If your property is Fully Managed your property manager will be ensuring that all safety checks are complete including electrical, gas, legionella and smoke and carbon monoxide testing.

Money is saved if systems and appliances are regularly serviced. If a property is Fully Managed then we would ensure that boilers and Agas

are serviced, chimneys swept, oil tanks filled, septic tanks emptied, alarms serviced, plus more.

A Fully Managed property will be inspected at regular intervals. You will know that the tenant is looking after the property and complying with the terms of the tenancy agreement. As a tenant you will be reassured that we are here to help you.

The landlord and tenant will be able to contact us at any time to report a fault with the property and repairs will be carried out quickly and efficiently by trusted and qualified contractors.

At The Country House Company

we have a specialist team, all professionally trained and experienced in property management and we have a dedicated out of hours Management phone enabling landlords or tenant to contact a member of the management team at any time.

Most importantly we manage the expectations of the landlord and the tenant. The landlord knows exactly what to expect and rely on and the tenant has a tenant charter clearly outlining their responsibilities and relationship with us.

For full details on having your property Fully Managed please contact Marishelle on 02392 632 275



The experts you can trust

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