

LETTINGS

OVER 60 YEARS' COMBINED EXPERIENCE

Don't Forget Our Landlord Drop in Centre

The Warminster based branch of Cooper and Tanner Lettings covers the eastern side of Cooper and Tanner's area including Frome, Warminster, Castle Cary, Bruton, Wincanton and many of the villages in between, going right down to the A303. All of our towns have excellent connections to London, by both rail and road, hence the attraction to our area from tenants wishing to escape the rat race of the city and move to our beautiful countryside.

We have over 60 years' experience within the office and all of our staff members have long standing connections with our patch, either having lived or worked in the area most of our lives. Our lettings Manager

for this region is John Phillips, who started his estate agency career over 18 years ago, working for a local rival firm in Frome, managing a residential sales business for many years, before training and becoming a member of ARLA (Propertymark) and taking over the lettings business here at Cooper and Tanner in August 2016. John firmly believes in offering a service that is second to none and the feedback we have received from our tenants and landlords certainly confirms that we achieve that aim.

Cooper and Tanner even offer a Landlord drop in centre: Based on a Wednesday morning at The Standerwick Centre in order that we can meet up with existing and potential landlords. These may

already be Cooper and Tanner clients through another arm of the company, for example through our Agricultural departments, or through the weekly sale room auctions.

All of our direct clients are safe in the knowledge that they and their properties will be compliant with the constantly evolving legislation involved in letting a property. The reason for starting the drop in centre is to extend our help and advice to the wider landlord community to ensure that they are also legally compliant. As a Propertymark ARLA member Cooper and Tanner Lettings have staff that are intensively trained and kept up to date with such legal changes, so offering great advice is what we do best!

**LANDLORDS
DROP IN
CENTRE**

26th July, 9am – 12pm,
at The
Cooper and Tanner
Courtyard Office,
Frome Market, BA11 2QB



Warminster

2 1 1 EPC D

This recently re-decorated and extremely spacious apartment is located within walking distance to the town centre. Accommodation offers an entrance hall, good sized sitting room, kitchen with white goods included, two bedrooms and a bathroom. The property also has its own enclosed garden and one allocated parking space. Council tax band A, Sorry no pets.

£625 pcm

Tel: 01985 219188
lettings@cooperandtanner.co.uk



Westbury

3 1 2 EPC D

A modern and well presented three bedroom property situated on a cul-de-sac, within walking distance of local schools, Westbury town centre and Railway Station. Accommodation comprises: entrance porch, living room, kitchen diner, study/second reception room, shower room and a double bedroom. On the first floor there are two double bedrooms and a family bathroom. Garden with new shed. Driveway Parking. Electric Heating. Sorry no pets. Council Tax Band B.

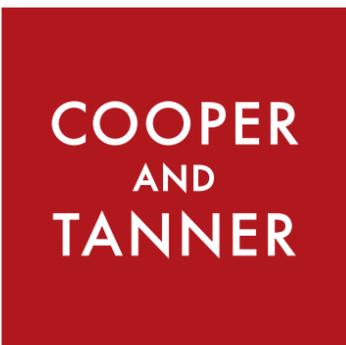
£775 pcm

Tel: 01985 219188
lettings@cooperandtanner.co.uk



LETTINGS

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john.phillips@cooperandtanner.co.uk



LETTINGS

DEDICATING OUR KNOWLEDGE TO LETTINGS

New, Dedicated Lettings Office in Shepton Mallet

It gives us great pleasure to announce that we have recently opened a new dedicated Lettings Office based within our modern and eye-catching Shepton Mallet branch. The department will be offering properties to let across Shepton Mallet, Wells, Glastonbury, Street and the surrounding area.

The department is headed up by Jean Moakes, a highly experienced Lettings Manager who has worked in the local area throughout her entire career. Jean is joined by Natasha Mears, a well-known and trusted,

Senior Lettings Negotiator, with 26 years' experience in the industry.

Jean and Natasha cover all aspects of Residential Lettings and Property Management and pride themselves on delivering exceptional customer service to both Landlords and Tenants. They believe effective communication and honesty are key to a happy working relationship.

For the best possible advice and information regarding the letting of your property, please call Jean or Natasha on 01749 372200.



Natasha Mears and Jean Moakes



Chewton Mendip

 4  2  2 EPC C

This delightful four bedroom cottage has been completely renovated to a really high standard and is located in the popular Chewton Mendip village. Viewing is essential to appreciate the high standard of accommodation on offer. The property offers generous accommodation and a blend of character and contemporary features. Courtyard garden to the front.

£1,200 pcm

Tel: 01749 372200
lettings@cooperandtanner.co.uk



Pylle

 4  1  1 EPC E

Location, Location, Location - A fantastic, really spacious, detached home in an outstanding rural location - subject to an Agricultural Occupancy Condition (AOC). Accessed down a quiet country lane with beautiful mature gardens, which wrap around the house. Good sized orchard is also available if required. The views are outstanding, and every room from the property has uninterrupted outlook over the countryside. The property is double glazed and has oil fired central heating with a working fireplace in the lounge. Double garage.

£1,300 pcm

Tel: 01749 372200
lettings@cooperandtanner.co.uk



LETTINGS

Jean Moakes
Telephone 01749 372200
32 High Street, Shepton Mallet BA4 5AS
jean.moakes@cooperandtanner.co.uk

**COOPER
AND
TANNER**

CALLING ALL LANDLORDS

REGULATIONS ARE CHANGING IN 2018, ARE YOU PREPARED?



JOHN PHILLIPS

Lettings Manager for Cooper and Tanner with over 19 years' experience in estate agency.



In the governments bid to boost the energy efficiency of Residential properties, new guidance has been issued explaining the restrictions that will soon apply for some of the privately rented homes with an energy efficiency rating on F and G.

From April 2018, the minimum Energy Efficiency Standards will apply in the private rented sector, placing restrictions on certain lettings. There are reportedly 4.6 MILLION homes in the private rented sector and around 10% of these are believed to still have an energy rating of F and G. If a property falls below an E it may no longer be possible to rent it out under the new restrictions. The types of tenancies that this apply to will be all Assured Tenancies (including Assured Shorthold Tenancies), a Regulated Tenancy and any Domestic Agricultural Tenancy.

In addition to the EPC laws changing the Secretary of State for the Department of Communities and Local Government (DCLG), Sajid Javid, announced plans to regulate letting agents. This was to specifically focus on four key areas which include:

The case for change:- to tackle the lack of power a tenant has to challenge poor service.

Minimum training standards, which would require agents to be licensed and abide by certain codes of practise, whereas currently an agent can lawfully operate without any qualifications or professional oversight.

Enforcement, who will be appointed as the overseer and enforce the Regulating of lettings agents.

Empowering consumers:- to give more power to the consumers and improve choice.

More details of the proposals for regulation are expected earlier this year. We will keep all of our clients regularly updated.

It is with all this in mind that our landlords can be assured that here at Cooper and Tanner Lettings we are already members of the industry's leading body ARLA (Association of Residential Lettings Agents), and will continue to offer the best advice and service from fully trained staff and are already complying with regulations.

If you are a landlord but not already a Cooper and Tanner client and you wish to discuss your needs and legal obligations, please call the lettings team on 01985 219188 or 01749 372200 and we will happy to help.



Priddy

3 beds 1 sofa 2 bathrooms EPC D

Fantastic Price Reduction. We are delighted to offer this stunning spacious three bedroom barn conversion in an idyllic rural location. Enjoys outstanding views over open countryside.

£1,300 pcm

Tel: 01749 372200

lettings@cooperandtanner.co.uk



Glastonbury

2 beds 1 sofa 2 bathrooms EPC E

Immaculate and spacious ground floor apartment, in the centre of Glastonbury. Benefits from a pretty enclosed courtyard garden with a southerly aspect. Master bedroom with ensuite shower.

£700 pcm

Tel: 01749 372200

lettings@cooperandtanner.co.uk



Evercreech

5 beds 2 sofas 2 bathrooms EPC D

A substantial five bedroom detached home set in an idyllic location. Benefits from mature gardens which wrap around the house and enjoys outstanding views over open countryside.

£2,400 pcm

Tel: 01749 372200

lettings@cooperandtanner.co.uk



Glastonbury

2 beds 1 sofa 1 bathroom EPC B

Located within a private and secure gated development close to the town centre. This spacious and modern two bedroomed first floor apartment benefits from gas central heating.

£625 pcm

Tel: 01749 372200

lettings@cooperandtanner.co.uk



Castle Cary

4 beds 2 sofas 3 bathrooms EPC D

A spacious, completely refurbished detached four bedroom house. Exemplifying modern living situated on the edge of this extremely popular market town. Double garage, car ports and rear garden.

£1,200 pcm

Tel: 01749 372200

lettings@cooperandtanner.co.uk



Street

2 beds 1 sofa 11 bathrooms EPC F

An attractive mid terraced Victorian two bedroom home, which retains many period features. Walking distance of Street town centre. Pretty, low maintenance rear garden. Permit parking.

£625 pcm

Tel: 01749 372200

lettings@cooperandtanner.co.uk



Emborough

4 beds 2 sofas 2 bathrooms EPC B

Substantial four bedroom detached period farmhouse. Newly carpeted and completely redecorated in neutral colours. Oil central heating, gardens and ample parking for several cars.

£1,300 pcm

Tel: 01749 372200

lettings@cooperandtanner.co.uk



Priddy

3 beds 1 sofa 2 bathrooms EPC C

Converted three bedroom single storey barn situated on the edge of Priddy in a small courtyard development. Double garage. Master bedroom with en-suite. Open plan living accommodation.

£950 pcm

Tel: 01749 372200

lettings@cooperandtanner.co.uk



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32 High Street, Shepton Mallet BA4 5AS

jean.moakes@cooperandtanner.co.uk

**COOPER
AND
TANNER**

CALLING ALL LANDLORDS

WHAT A BUSY YEAR IT HAS ALREADY BEEN FOR US HERE AT COOPER AND TANNER LETTINGS!!



JOHN PHILLIPS

Associate Director for Cooper and Tanner with over 19 years' experience in estate agency.



In the last twelve months Cooper and Tanner Lettings has gone from strength to strength. With the recent additions of the Bridgwater, Wedmore and Cheddar offices we have increased our managed property portfolio to 500 properties! To ensure we maintain our high level of standards we have also increased from seven to fourteen members of staff, so our landlords can rest assured that the quality of the service they have always experienced with us is being well maintained. All of which you can see from our current Feefo review rating which is currently 4.9 out of 5 stars (as at 11th April 2018).

There has also been a lot of changes coming into force in the lettings industry already this year, such as the new EPC legislation, with a lot more still to come later on. As well as the reported 'Tenant fee Ban' there is also talk of the whole of the Lettings industry being regulated. This is something we are in full favour of as we are already members of ARLA, the industry's

leading body for lettings, and comply with all the most up to date legislation.

Whether you are a new landlord or an experienced landlord looking to check out your legal obligations, please don't hesitate to give any of the Lettings teams a call who will be more than happy to discuss your individual needs.

- Warminster: 01985 219188
- Frome: 01373 455060
- Shepton Mallet: 01749 372200
- Castle Cary: 01963 350327
- Wells: 01749 372200
- Cheddar: 01934 740055
- Glastonbury: 01749 372200
- Street: 01749 372200
- Wedmore: 01749 372200
- Bridgwater: 01278 455255

We specialise in the management of large portfolios. If you have a number of let properties and would like to receive the best service, please call us for friendly, no obligation advice.



Ston Easton

5 3 3 EPC D

A superb five bedroom period semi detached property which offers generous accommodation and a blend of character and contemporary features. Oil fired central heating, ample parking for several cars and enclosed garden to the rear with views across open countryside. The generous and beautifully appointed kitchen/dining room has a fantastic working stone fireplace and has room to accommodate a good sized dining table and chairs. There is a range of hand painted, cream wall and base units with gas hob and integrated electric double oven, space and plumbing for dishwasher and fridge/freezer, with tiled floor and underfloor heating. There is a separate utility room and a ground floor cloakroom. Situated in a popular village location commutable to both Bath and Bristol. MUST BE VIEWED

£1,600 pcm

Tel: 01749 372200
 lettings@cooperandtanner.co.uk



Wells

2 1 2 EPC D

Beautifully renovated semi-detached bungalow close to amenities. Lovely south facing garden and outstanding countryside views. Neutrally decorated and finished in a contemporary style.

£850 pcm

Tel: 01749 372200
 lettings@cooperandtanner.co.uk



Binegar

3 1 1 EPC D

Spacious three bedroom refurbished detached bungalow located in a stunning rural location. Mature good sized gardens surround the property and driveway parking for two/three cars.

£1,000 pcm

Tel: 01749 372200
 lettings@cooperandtanner.co.uk



Evercreech

2 1 1 EPC C

Beautifully presented two bedroom terraced home, located in the popular village of Evercreech. Allocated off road parking, enclosed garden to the rear and gas central heating.

£650 pcm

Tel: 01749 372200
 lettings@cooperandtanner.co.uk



Wells

2 1 1 EPC E

Location Location Location, a two bedroom house in the centre of town with good sized accommodation and allocated parking for one car. Double glazing and electric heating.

£625 pcm

Tel: 01749 372200
 lettings@cooperandtanner.co.uk



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