

Brexit

So Brexit has been and gone and how has the market responded?

At Cobb Amos we had our best week of the year so far in the first full week immediately following the announcement of the result. There were a few sales that got cancelled but mostly due to the chain breaking down outside of our local area. We cannot yet predict the long term effects and the national papers are giving mixed views. Our advice is the market is still strong so if you are thinking of moving take advantage now and test it whilst the buyers are still searching in good numbers.

Investment Opportunities

We have a range of properties that are for investors only, register now to receive our monthly updated brochure showcasing properties and their rental returns. Or alternatively pop in to one of our offices to pick up your Investment Brochure, email us or call on 01432 266 007 / info@cobbamos.com.

What would you save in a house fire?

It's a question that can give some interesting responses: What *one* item would you save from your burning home?

Aside from family and pets of course, for many of us this question is a tough one. Do we grab our smartphone or something more sentimental and precious, such as family photos, heirlooms, work items, important documents or your child's favourite toy?

Let us know on Facebook -

Ludlow Open Day Success



We are pleased to announce the opening of our new office and team in LUDLOW.



Overview

"The market for lettings locally continues to thrive with very few properties struggling to find a suitable tenant. Almost all are having multiple applications from some super tenants. Rents are relatively static but that may start to change if this level of activity remains strong" Says Rebecca Jackman-Smith, our Senior Lettings Negotiator.



Who pays for what when I rent out a property?

There are no hard and fast rules, however the norm is for the landlord to pay any mortgage, buildings and basic contents (ie curtains, oven, carpets etc but not the tenant's contents) insurance. If the property is leasehold then the ground rent and service charge also. The tenant will cover all utility bills and Council Tax. Some properties may need certain provision of utilities to be included in the rent or may use sub meters to monitor usage.

What is a typical rental yield?

In our area we are looking at an average yield varying from 4-6% with HMO's offering 10% + return on investment. Based on the relatively high asking prices of property it is hard to increase these rental returns as the rental values are limited by wages here being low compared to the national average. Statistics show that property over any 10 year period goes up in value.

What is ARLA

The Association of Residential Letting Agents (ARLA) is the UK's foremost professional body for letting agents. Our members are professionals working at all levels of letting agency, from business owners to office employees. ARLA is committed to raising standards within the letting and property management profession through qualifications and training, offering a range of specialist services to help it's members.



Huge congratulations to our Property Manager, Ian Perkins for passing the Association of Professional Inventory Providers (APIP) exams.

Well done to Charlotte Fischer who is our Senior Lettings Negotiator for receiving the Flipping Fantastic Award for this month. Well deserved.

