

## Instruction to completion in just 33 days!

Torquay Real Estate, one of the nine **team** estate agents in Torbay, was extremely pleased with one particular sale, which completed just before Christmas.

On 20<sup>th</sup> November, Torquay Real Estate was instructed to sell a three bedroom family home in Shiphay, Torquay, at a price of £149,950. After receiving the paperwork, the agent ordered the HIP, created and circulated the property particulars, and posted the details on leading web sites including [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.findapropery.co.uk](http://www.findapropery.co.uk) and [www.teamprop.co.uk](http://www.teamprop.co.uk).

On 22<sup>nd</sup> November, Dart and Partners, a Teignmouth **team** agent, received an enquiry from someone in Buckinghamshire, who had seen the property for sale on the Internet and was interested in having a look around. Torquay Real Estate attended the viewing the next day, and on 24<sup>th</sup> November, the sale was agreed at a sum close to the asking price. With the purchasers in rented accommodation and the tenancy expiring on 31<sup>st</sup> December, they were keen to move in as soon as possible!

**team** National Conveyancing, instructed by the vendor, and the purchaser's solicitor in Northumberland worked together on the transaction, with Torquay Real Estate keeping a close watch over the progression every step of the way.

Less than one month after negotiating the price of their purchase, the proud new owners were delighted with a simultaneous exchange and completion on 23<sup>rd</sup> December, which meant they could move into their new home in time for the holidays.

The vendors were surprised with the quick four days to offer, but were especially amazed that just 33 days after instructing their estate agent, they were moving house!

John Lawton, partner of Torquay Real Estate said: "This sale happened so quickly, it's quite amazing, but does show that it is possible! Our vendor used the all-new team National Conveyancing service, which is designed to deliver a speedy process - and it certainly does what it says on the tin!

- **More** -

“This is also a good example of how team works – the network offers massive coverage in order to reach all potential buyers and with a high concentration of agents all working together, we achieve the best for all of our clients.”

For further information, a no-obligation market valuation or to arrange to view property for sale, contact Torquay Real Estates in Babbacombe, Torquay on 01803 327287, Dart and Partners in Teignmouth on 01626 772507 or visit [www.teamprop.co.uk](http://www.teamprop.co.uk).

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John Lawton, Torquay Real Estate



The property in Torridge Avenue, Shiphay

**Digital images are available from [bubblepr@mac.com](mailto:bubblepr@mac.com)**

**Notes to editors:**

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 70+ members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity, Macmillan Cancer Support. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

**For further information, please contact:**

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