



Residential Agency





Killens
Estate Agents & Property Services





Since we first opened the door to our first office in 2008, we have become one of the leading, Independently owned property agents in Somerset delivering a service of the highest standards.

Selected as one of the best agents in the UK by the national press, as well as winning awards for customer service, we believe our success lies in an ongoing commitment to maintain a level of customer service that is exceptional in our industry.

Today, we have a growing network of offices servicing the local area complemented by the popular Mendip Auction Rooms. We can go further than all other agents and are able to offer a comprehensive range of property services from our committed and experienced staff.

Selling property can be a challenge and, operating as one team, we and our staff are friendly, passionate and determined to achieve the best price and to make your move as stress free as possible.

From cottages to farmhouses and country properties, we help buyers and sellers to realise their dream of moving home with the minimum of fuss and, quietly effective, we can help you achieve your objectives.



Sally Killen

Partner
sally@killens.org.uk





About Killens

Our offices cover some of the most beautiful countryside in the West Country, from the heritage Cities of Bristol and Bath in the north across the Chew Valley and Mendips to the evocative cider apple orchards of south Somerset and the Somerset Levels in the west.

The Killen family have lived in the area for generations and, embedded in the community, the philosophy is to focus upon offering an expert service of integrity, quality and excellence which ensures clients can move home seamlessly whilst maximising sale proceeds.

Killens offer a wide range of property services ranging from the sale and letting of residential property to conducting fine art auctions. The firm has a large client base and operates from four offices covering the area.

At Killens, we adopt traditional values whilst ensuring we take a proactive approach that embraces modern methods of marketing. Our staff are carefully selected for their enthusiasm and natural ability to provide the highest levels of customer service. Many are qualified or have extensive experience and all have intimate knowledge of the local area which is crucial when advising on the broad range of property matters that can arise.





Why should you choose us?

Selling your property is one of the most important financial events of your life and you need an agent who clearly has your interests at heart. Our approach is very simple. We treat every client as our only client so, whoever we are acting for, our service will be proactive, bespoke, diligent and personal.

As you would expect, we have all the marketing tools to promote a property to the widest possible audience. No other local agent has such a strong online presence in attracting potential buyers and what sets us apart is our determination to make things happen.

Being recognised as selling country property throughout Somerset, we have many applicants seeking a new home. With our London Office in Park Lane and being part of the largest independent estate agency group allows us to instantly link your property with thousands of buyers across the country and all over the world.

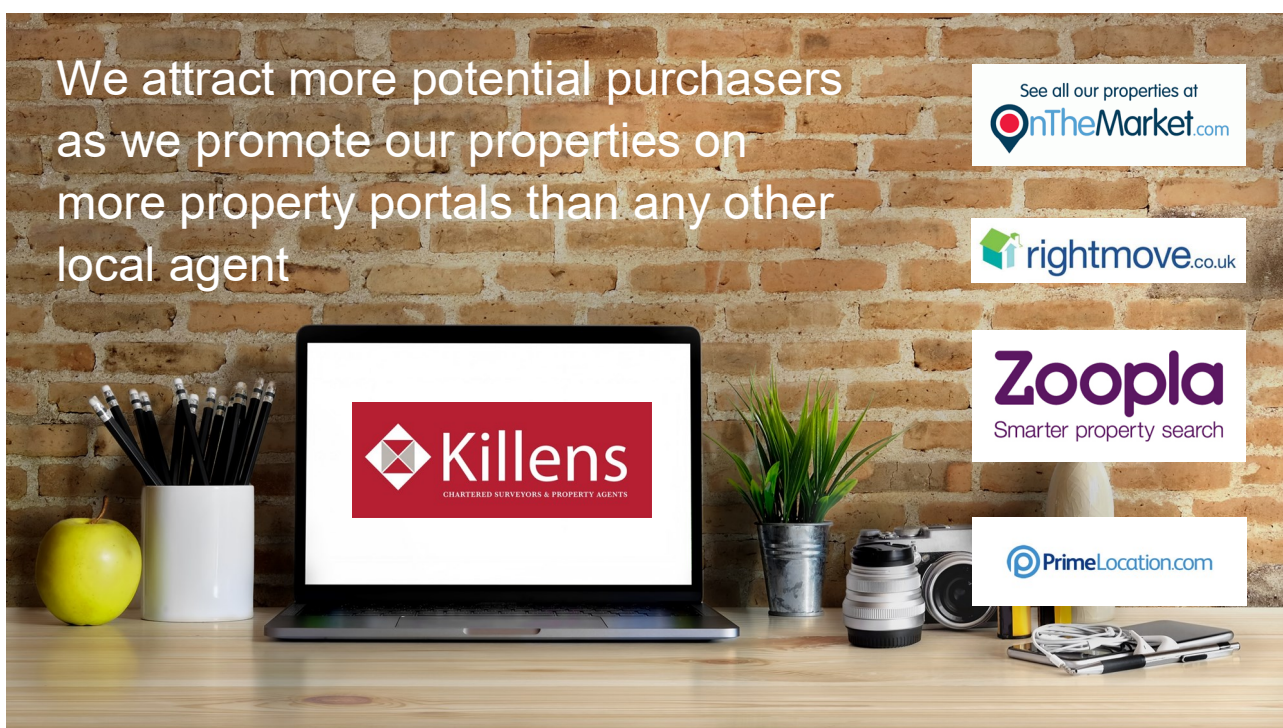
As local agents, we live and breathe our neighbourhood. We can inform and provide reassurance on the merits of our fabulous towns, villages and rural areas confirming the enhanced quality of life that will be generated by moving to the area.

We can readily handle the often inevitable challenges that can arise through the selling process so your objectives of achieving a smooth and prompt sale at the maximum price can be achieved. Regulated by the RICS, you can have confidence in our abilities to succeed. Some state that selling a home can be easy and painless but even in the easiest of sales, there is much that needs to be done to get to a satisfactory conclusion.

No local agent can provide such a comprehensive service. We can assist with getting your property ready for sale; recommending and helping you to liaise with your solicitor; organising the actual move through our recommended hauliers; arranging for unwanted items to go to auction as well as the clearing of houses. Having one agent able to be involved in all aspects of selling property helps to achieve a successful outcome for all.



We attract more potential purchasers as we promote our properties on more property portals than any other local agent



Excellent Marketing



Global Promotion

The internet has changed estate agency beyond recognition. Global marketing is now the norm. We promote our properties on the largest property websites including Rightmove, Zoopla, Primelocation, On The Market and numerous smaller ones too.



Advertising Widely

We achieve high profile advertising and outstanding levels of editorial coverage in national, regional and local publications. We advertise in many publications and are promoted on local radio stations.



Reaching London

London continues to be the engine room of the UK's property market and we are well set up for attracting London buyers through our Park Lane office.



Superb Literature

We take pride in the brochures and marketing literature we produce for you. Careful consideration is given by our teams to reflect the individual style of each property portraying the positive attributes. A quality brochure expertly presented and incorporating floor plans and excellent photographs remains one of the most effective marketing aids.



Excellent Contacts

Being local agents, it is quite possible that we have a buyer for your property on our books already. As soon as we are instructed, we make contact with every suitable potential buyer prior to the commencement of the full marketing program. We also have excellent relations with local search agents.

Quietly Effective



Award Winning

Killens have been named by both the Daily Telegraph and the Sunday Times as one of the top small estate agencies in the UK.



Actively Selling

We take a proactive attitude in selling property and that makes a difference. Over the years, we have sold many properties in all sectors across the region and potential buyers recognise this and come to us to discuss their requirements.



Achieving More

Achieving a sale is great but ensuring the best price is key. We provide honest and straight-forward advice and consistently achieve more for our clients than other agents whose focus may be to simply gain an instruction and achieve a sale.



Client Caring

We look after our clients and keep them fully updated on the whole sales procedure and a Partner or Associate Partner will oversee progress from the first contact to completion of a sale. We pay great attention to:

- ◆ Adopting a comprehensive marketing strategy
- ◆ Generating interest
- ◆ Ensuring suitable and proceedable buyers
- ◆ Negotiating to get the best price
- ◆ Co-ordinating the sale with other transactions
- ◆ Working hard to progress the sale with solicitors, surveyors and lenders

Don't just take our word for it!

Don't just take it from us, see what our clients have to say! We take great pride in being able to help people start their new journeys in their new homes

“

You delivered a proactive and professional marketing service and the honest friendly approach was so refreshing

- Mr & Mrs M

They were excellent and I wouldn't hesitate in using Killens again. The staff are lovely, helpful and knowledgeable.

- Mrs W

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“

I would like to take this opportunity of thanking you and the rest of the team at Killens for finding a purchaser and the professional manner in which you carry out your duties. You were excellent.

- Mr N

I wanted to drop you a note to thank you and your team, for the amazing support you gave us. It was a bumpy ride (especially with the chain break) however, whenever we wanted the latest update, Killens has the answer! It has been a pleasure dealing with you.

- Mr & Mrs P

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From the time we fell in love with our house to the moment they handed over the keys, Killens staff were there to make it a smooth and successful transaction. Superb professional service.

- Mrs J

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The team was particularly good at keeping us up to date and were very dedicated in solving the problems and getting to the bottom of things. I was grateful to them for that. They were very efficient and helpful and always came back to me quickly. If we were to sell again, I would definitely go with Killens.

- Mrs S

“

It was pleasure dealing with them! Great team, nice people. Service to us was excellent from beginning to end.

- Mr & Mrs W

I just wanted to say thank you so much for all that you have done for us from the start. Right from the outset you have been honest and supportive and I have always valued your advice. Go Killens!

- Mr H

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Achieving sales quicker and for a higher percentage of the asking price than our competitors



Our Services



Country House Agency



Fine Art



Residential Agency



Residential Lettings



Auctions



Estate Management



Commercial Agency



Commercial Lettings

Our Services



Valuations



Farms & Land Agency



New Homes



Equestrian Agency



Rural Business Advice



Tenancy Advice



Compulsory Purchase

































Planning & Development

Your Main Contacts

 Abi Brewer	 Tayo Harrington	 Sally Killen
 Manager, Chew Magna Office	 Manager, Somerton Office	 Partner, Wells Office
 01275 333993	 01458 397000	 01749 671172
 abi@killens.org.uk	 tayo@killens.org.uk	 wells@killens.org.uk

Our Offices

	 Chew Magna 5 South Parade Chew Magna Bristol BS40 8SH
	 Residential Sales & Lettings
	 01275 333993
	 office@killens.org.uk
	 Somerton The Old Co-op, West Street, Somerton, Somerset TA11 6NB
	 Residential Sales & Lettings
	 01458 397000
	 somerton@killens.org.uk
	 Wells 10 Sadler Street Wells Somerset BA5 2SE
	 Residential Sales & Lettings, Online Auctions
	 01749 671172
	 wells@killens.org.uk
	 Ston Easton The Cake House Upper Lodge Farm Ston Easton Somerset BA3 4DH
	 Professional Services
	 01761 241127
	 office@killens.org.uk
	 Park Lane 121 Park Lane London W1K 7AG
	 Agency
	 020 7629 4141
	 parklane@guildproperty.co.uk
	 Mendip Auction Rooms Rookery Farm Binegar Somerset BA3 4UL
	 Fine Art, Professional Services, Equestrian, Farms & Land Agency
	 01749 840770
	 enquiries@mendipauctionrooms.co.uk

Top 10 things to do
when selling your
home

1. Call Killens
(They'll handle the
other 9)



Killens

CHARTERED SURVEYORS & PROPERTY AGENTS

01749 671172 or 01275 333993



Killens

Mendip Auction Rooms

The Mendip Auction Rooms

Time to discover our regular sales of Fine Art, Antiques and Collectables as well as our specialist sales held at Mendip Auction Rooms at Binegar on the Mendips.

Contact our experts for free valuations or to arrange a home visit.

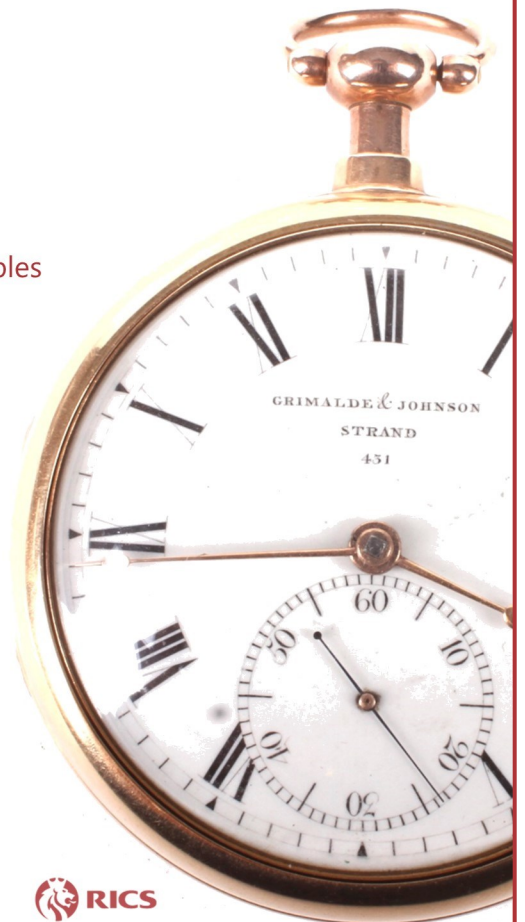
Rookery Farm Binegar Somerset BA3 4UL

+ 44 (0)1749 840770

www.mendipauctionrooms.co.uk

Open Monday - Friday, 10am - 3pm

Valuations Monday - Thursday & Free Home Visits





The Local Property Professionals

