A FREE GUIDE FROM YOUR LOCAL ESTATE AGENT

# YOUR VALUATION
# WHAT TO EXPECT

A clear look at exactly what happens during and after your valuation appointment, so you know exactly what to expect from me.



Gary Mudge
Personal Estate Agent

In partnership with

Victoria Bolt
estate agents powered by eXp UK

# Eight Things to Expect

1. I research recently sold and currently marketed properties nearby
2. I see how your home compares, in person
3. We talk through your plans and what you're trying to achieve
4. You give me a guided tour of your home
5. I weigh up buyer demand for a property like yours
6. We have an open discussion on price and marketing
7. I do one final check of the market before confirming a figure
8. You receive a full report, and a personal follow-up call

## Why this matters

A valuation isn't just a number pulled from a database. Knowing what actually happens during and after our appointment means you can ask the right questions, and trust that the figure we land on genuinely reflects your home.

BEFORE & DURING THE APPOINTMENT

# Getting to Know Your Home

1

### I research recently sold and currently marketed properties nearby

Before I arrive, I look closely at what's recently sold in your immediate area, alongside what's currently on the market, so I walk in with a genuinely up-to-date picture of local demand and pricing.

2

### I see how your home compares, in person

I take a proper look at how your property compares to those results, taking in its condition, size and any improvements you've made, rather than relying on a desktop estimate alone.

3

### We talk through your plans and what you're trying to achieve

During the appointment, we'll have a proper conversation about your future plans, your timescale, and what you're really trying to accomplish with your move, not just the number on the sale.

4

### You give me a guided tour of your home

I'll then ask you to walk me through the property yourself. Seeing it through your eyes, and hearing what you love about it, often brings out details a general walk-round wouldn't.

AFTER THE APPOINTMENT

# Arriving at Your Figure

**5**

### I weigh up buyer demand for a property like yours

I think carefully about who's actually looking for a home like yours right now, and how much genuine demand there is, since that affects both the price and how quickly it's likely to sell.

**6**

### We have an open discussion on price and marketing

We'll then talk openly about what I think your home is worth marketing at, and what we would realistically be likely to achieve, so you're never left guessing at my thinking.

**7**

### I do one final check of the market before confirming a figure

After the appointment, now that I've actually seen your home, I go away and do one last dive into the local market to see whether that pushes the figure we provisionally discussed up or down, and pull everything together into a proper report.

**8**

### You receive a full report, and a personal follow-up call

I'll send over that report along with a letter setting out my thoughts, and I'll follow up with you personally, usually within 24 to 48 hours, to talk it all through.

# Why Sell With Gary?

## A truly personal service

As a Personal Estate Agent, you deal with me directly from valuation to completion, not a rotating cast of staff. You will always know exactly where your sale stands.

## Local roots, local knowledge

Based in Plymouth and proud to sponsor Plymstock Oaks RFC, I know the city's neighbourhoods, schools, and buyer demand street by street.

## Backed by a national network

Working in partnership with Victoria Bolt Estate Agents and powered by eXp UK gives your listing exposure well beyond the usual local reach, combining personal service with serious marketing power.

## Fully accredited and protected

Registered with AML, The Property Ombudsman (TPO), and the ICO, so you can sell with complete confidence and peace of mind.

### Ready to book your valuation?

Get a free, no-obligation valuation, and a clear plan for your sale.

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