

Our Company

Clee Tompkinson Francis are the largest independent estate and letting agents in South Wales with branches stretching from Carmarthen in the West to Ebbw Vale in the East. Established in 1972, our ethos of keeping the customer at the centre of everything we do has ensured we have remained a leading agent for over 40 years.

Website

Our easy to navigate website displays full details of your property including key features and quality photographs to best present your home. Prospective tenants can download your property brochure instantly from the site at any time.



Online Property Portals

We advertise on leading online websites to ensure your property reaches the widest audience across the UK and beyond.



Accompanied Viewings

Our lettings professionals can conduct all the viewings on your property ensuring the key features are promoted and that quality feedback is relayed to you promptly.

Inspections

We can regularly inspect your property to ensure it is being kept in good order and we will report back to you following each inspection with an update.

Inventory Service

We can arrange for a professional inventory to be created for you which will include a full record of the condition of the property and is supported by a large volume of photographic evidence. We also offer the option of providing legionella reports, smoke alarm testing and property health and safety reports.

Assured Shorthold Tenancy

Our experienced lettings team will create all the tenancy documentation in line with current legislation to ensure our landlords interests are adequately protected.

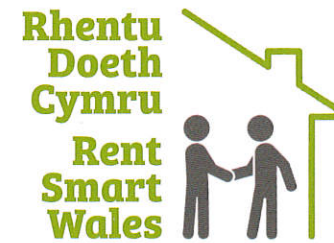


Rent Guarantees and Referencing

We offer the option of a rent guarantee scheme which can protect our customers in the event that rent is not paid by the tenant*. We have a referencing facility that can provide previous landlords references, employers references and a report on creditworthiness ensuring we can adequately advise our landlords on a tenants suitability.

Managed or Let Only Service

We offer a fully managed service where we take care of all aspects concerning the tenancy including items such as rent collection, any maintenance issues, gas safety certificates and dealing with any arrears. We also have a let only service where we will use our extensive marketing to find you a suitable tenant, we will prepare all the documentation and handle the whole process until the tenant is moved in and the tenancy has successfully started.



Rent Smart Wales

It is now a requirement in Wales for all landlords to be registered with Rent Smart Wales, our lettings team are fully conversant with the legislation and can provide all the advice required to assist landlords with meeting their obligations under the scheme.



Sales

We have a professional estate agency service dealing with all aspects of property sales. Properties are promoted throughout our branch network and are highlighted to prospective purchasers via major online advertising portals and our extensive computerised mailing list of buyers which can automatically match properties.



Mortgage Advice

We work with a team of independent mortgage advisers who can provide quality advice and have access to a wide variety of lenders and products. Our team can arrange an appointment for you to discuss your needs if required.

Your home is at risk if you do not keep up repayments on your mortgage. Clee Tompkinson Francis are regulated by the Financial Conduct Authority.



Energy Performance Certificate

If you are selling or letting a property then an EPC is a legal requirement. We can arrange an EPC on your behalf if required.



*Subject to the terms and conditions of the policy.