



The Extras

We are much more than just sales and lettings. We can help you every step of the way. Read on to find out more about the other services we offer...

EPCs

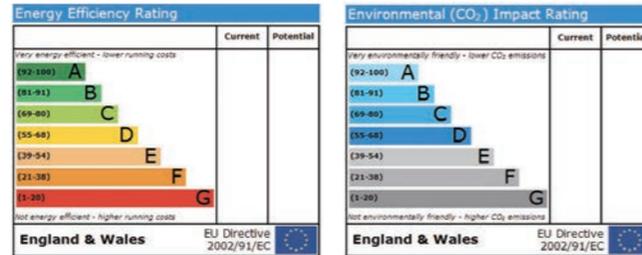
Following the changes made at the end of May 2012 most people are now aware that they will require an Energy Performance Certificate(s) (EPC) before they are able to market their home.

Once you instruct Bourne to market your home, we can appoint one of our trusted Domestic Energy Assessors, who can ensure your EPC is processed with the utmost speed and efficiency.

An Energy Performance Certificate (EPC) is the Government's chosen way of complying with the Energy Performance of Building Directive (EPBD). Its purpose is to record how energy efficient a property is. The certificate will provide a rating of the energy efficiency and CO2 emissions of a building from A to G, where A is most efficient and G is least efficient.

EPC's are produced using standard methods with standard assumptions about energy usage so that energy efficiency of one

building can easily be compared with another building of the same type. This allows prospective buyers, tenants, owners, occupiers and purchasers to see information about the energy efficiency and CO2 emissions from their building so they can consider energy efficiency and fuel costs as part of their investment.



An EPC will always be accompanied by a recommendation report that lists cost effective measures and other recommendations (such as low and zero carbon generating systems) to improve the energy rating of the building. The certificate is also accompanied by information about the rating that could be achieved if all the recommendations were implemented.

Properties are graded from A (the most energy efficient) to G (the least) and an energy graph is attached to your property details. Landlords looking to re-let or market their properties for rental will also require an EPC.

The little extras that make us so much more than just selling or letting...

Conveyancing

At Bourne we have built up a strong working relationship with a panel of solicitors we are happy to recommend. We have handpicked local owner-run companies who share our passion for getting the job done. When you instruct Bourne to sell your home we would also recommend instructing a solicitor, as steps taken early in the whole process can prepare the way for a quicker exchange, and the sooner you get there, the less chance that something can go wrong! We will provide you with a choice of solicitors who will happily provide you with a detailed quote on conveyancing and moving costs.

Anti-Money Laundering

Under Anti-Money Laundering (AML) legislation, all estate agents are required to check the identity for anyone who markets a property for sale. When you instruct Bourne, we will follow legislative guidelines to establish seller's identity and residency in line with Money Laundering Regulations.

Finance

Bourne has access to a wide range of mortgage and mortgage-related products via our associated Financial Advisors. They will search the entire market place to find the right deal to suit you, offering free, simple, up-to-date, straight talking advice.

Land and new homes

If you feel your property has some development potential, be it a large garden or a plot of land, we'd be delighted to visit you and advise you on the best way to maximise that potential. We are experienced in dealing with land and assessing sites.

We have many years of experience in dealing with house builders and marketing new homes sites. So if you are looking to market a site, Bourne are definitely the agent to talk to for a flexible and tailored approach to marketing. We'd be only too happy to hear from you.

