



coulson james

Established 2003



# COOPER LINGARD SOLICITORS

## PROPERTY SERVICES

At Cooper Lingard, we understand that property transactions can be both exciting and daunting. That's why our team of highly experienced legal professionals is dedicated to providing you with personalised solutions tailored to your unique needs.

With years of expertise in the legal and real estate sector, we have the knowledge and insight to safeguard your interests and ensure a smooth and efficient process.

Our commitment to excellence goes beyond just providing legal support. We believe in fostering strong client relationships built on trust, transparency, and open communication. From the initial consultation to the final closing, you can rely on us to guide you through the intricacies of property law, providing clear explanations and timely updates.

Whether you require assistance with property conveyancing, lease agreements, property development, or any other property-related matter, our team is well-equipped to handle it all.

When it comes to legal property services, choose Cooper Lingard for unparalleled expertise, dedication, and a commitment to your success.

**Contact us today to schedule a consultation and take the first step towards securing your property future.**

Tel: **01702 715411**

Fax: **01702 476524**

Email: [enquiries@cooperlingard.co.uk](mailto:enquiries@cooperlingard.co.uk)

Watson House, Broadway West

Leigh on Sea. Essex

SS9 2DA



# WELCOME TO COULSON JAMES

Coulson James is an independent and family run property agency and we are based in a prestigious and prominent office at 110 Broadway, Leigh On Sea opposite The Grand Hotel. Specialising in Residential Sales, Lettings and Property Management, our aim is to exceed your expectations through quality of service.

Our extensive local knowledge and determination is paramount in helping us achieve the maximum price for your property in the quickest timeframe. We have been advising on local property matters for many years and whether you are looking to sell, buy, rent or let, Coulson James will provide an unrivalled professional package to suit your individual needs.

Our genuine approach utilises traditional estate agency methods with up to date marketing technology, enabling us to consistently achieve maximum prices for either your sale or your rental property.

Please call or email us for further details on the services we are able to provide.





# SELL YOUR PROPERTY WITH US

Selling your home can be a daunting prospect, therefore it is important for you to feel confident in your chosen estate agent and the guidance that they give to you throughout the process. Coulson James prides itself in having a friendly but extremely professional approach to estate agency and to our client relationships, ensuring at all times that we achieve the best price possible for your most valued assets.

## A step by step guide to selling your home:

### Step 1

ACCURATE VALUATION – The aim is to sell your property at the best possible price in the shortest possible time.

### Step 3

PRESENTING YOUR PROPERTY – First impressions count. The presentation of your property is critical to a successful sale. Do those DIY Jobs that you have been putting off, add a fresh coat of paint where necessary and try to declutter to make rooms appear larger.

### Step 5

VIEWINGS – Ensure that your property is tidy and decluttered to show off its best attributes.

### Step 7

CHOOSING A SOLICITOR – The successful sale of your property can be reliant on the instruction of an efficient and experienced solicitor. Coulson James are able to recommend those we know are competent.

### Step 9

EXCHANGE OF CONTRACTS – Exchange of contracts occurs when all enquiries have been confirmed and agreed. Once the contracts have been signed by both parties and the buyer's deposit has been transferred, a completion date is then set by mutual agreement.

### Step 2

INSTRUCTING THE RIGHT AGENT – Coulson James has extensive local knowledge of the housing market in Leigh and the surrounding areas.

### Step 4

MARKETING YOUR PROPERTY – Coulson James will attend your property and gather all marketing information required (photographs, measurements etc) to produce a high quality property brochure.

### Step 6

RECEIVING OFFERS – As soon as an offer is received you will be notified verbally and in writing. We will use our expert negotiating skills to obtain the very best price possible.

### Step 8

OFFER AGREED – Once you accept an offer we will prepare a memorandum of sale to be sent out to all parties involved, Your solicitor will send out a draft contract to the buyers solicitor who will then carry out preliminary enquiries.

### Step 10

COMPLETION – Completion will only happen once the funds have been received by your solicitor. Your solicitor will then contact you to advise the keys can be released and completion has taken place.

**CONGRATULATIONS YOUR PROPERTY IS NOW SOLD!**



## SALES

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Coulson James offer a bespoke service blending traditional values with modern estate agency.

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All of our properties are advertised broadly across the leading property websites that include, Rightmove and Zoopla as well as our own website [www.coulsonjames.com](http://www.coulsonjames.com) which attracts a large proportion of enquiries.

We offer a 'free, no obligation valuation' with expert marketing advice where we can discuss and plan a tailor made service to suit your own specific needs.

Our office is situated in a prime location along Leigh Broadway in Leigh on Sea.





# LET YOUR PROPERTY WITH US

Becoming a landlord is a big decision and one that takes a considerable amount of hard work. When setting up your own rental property, or portfolio, the process of becoming a landlord is one that is worth taking your time over.

## What is the Process for Becoming a Landlord?

### Step 1

ACCURATE VALUATION – The aim is to let your property at the best possible price in the shortest possible time.

### Step 3

TENANT ONLY OR MANAGED PROPERTY – When instructing Coulson James, you will be required to choose the service that suits you. Whether you wish to manage your own property or if you decide to hand it over to the us, we can tailor a service to match your needs.

### Step 5

MARKETING YOUR PROPERTY – Invite Coulson James to attend your property to gather all marketing information required (photographs, measurements etc).

### Step 7

RECEIVING AN OFFER – An agent will be in touch to discuss any potential tenants that are looking to progress an application and move into your property.

### Step 9

COMPLETION – On the day of completion, funds will be transferred to us and the tenancy agreement will be executed. Once this has been done then keys will be released.

### Step 2

INSTRUCTING THE RIGHT AGENT – Coulson James offers a full range of lettings, management and property maintenance services. We manage a great deal of let properties throughout Leigh on Sea and the surrounding areas for our valued landlord clients.

### Step 4

PRESENTING YOUR PROPERTY – First impressions count, the presentation of your property is critical to a successful letting. Do any necessary repairs, add a fresh coat of paint and make sure the rooms are clean and tidy.

### Step 6

VIEWINGS – Ensure that your property is tidy and decluttered to show off its best attributes.

### Step 8

PREPARING FOR A TENANCY – Once the applicant(s) have been selected, tenancy terms will be agreed and referencing will be carried out. Upon satisfactory references being obtained, a full inventory will be compiled if instructed to do so.

## CONGRATULATIONS YOUR PROPERTY IS NOW LET!





# LANDLORD SERVICES

	Let Only	Full Management
Online & In Branch Marketing	✓	✓
Accompanied Viewings	✓	✓
Tenant Referencing (If required)	✓	✓
Tenancy Agreement Executed	✓	✓
1 <sup>st</sup> Rent & Deposit Collected	✓	✓
Deposit Registration & Prescribed Information Served	✓	✓
Inventory Clerk Report (If required)	✓	✓
Maintenance Works & Repairs Co-ordinated		✓
Monthly Rent Collected (Rent Statements Issued)		✓
Property Inspections		✓
Tenancy Renewals		✓
Rent Increase Notifications		✓
Formal Notice Preparation		✓



# RENTING PROPERTY

We offer an extensive range of Commercial and Residential properties for all tenants.

## Residential Tenants

As a prospective tenant, you can expect a wide selection of quality accommodation to view within prime locations. Whatever your requirements, we are positive of being able to meet them.

With widespread local knowledge, our staff are perfectly positioned to help you find the ideal rental property.



## Commercial Tenants

As a commercial tenant, you can expect a high level of service from our experienced lettings team. We are certain of being able to meet any of your requirements.

Our properties are broadly advertised online with Rightmove and Zoopla, as well as on our own site [www.coulsonjames.com](http://www.coulsonjames.com)





## Recommended Local Services

- Cooper Lingard Solicitors**      Tel: **01702 715411**

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- ELC Plumbing Services**      Tel: **07842 326146**

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- Electrical Testing Essex**      Tel: **0800 0246262**

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- J & L Mortgage Solutions**      Tel: **01702 333431**

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- Lima Surveys**      Tel: **01702 410672**

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- TWS Trade Window Services**      Tel: **01702 557137**

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### Services we provide

- Landlords Electrical Inspections
- House Sale/Purchase Electrical Inspections
- Emergency Call Outs
- Consumer Unit Replacements
- New/Additional Installations
- Electrical Fault Finding

Electrical Testing Essex Ltd  
39 Silver Point Marine, Canvey Island, Essex SS8 7TN  
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# One size doesn't fit all..

...but we will always find the perfect fit for you.



We specialise in whole of market first charge residential, remortgage, and buy-to-let mortgages.

Your home may be repossessed if you do not keep up repayments on your mortgage. J&L Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority. The Financial Conduct Authority do not regulate all types of mortgages. We normally charge a fee for mortgage advice; however, this will be dependent on your circumstances. Our typical fee is £250.

01702 333431  
[info@jmlsLtd.co.uk](mailto:info@jmlsLtd.co.uk)



# ELC PLUMBING SERVICES

IF WATER RUNS THROUGH IT... WE DO IT

## PLUMBING SERVICES

- Bathroom/Kitchen plumbing
- Plumbing maintenance
- Radiators
- Blockages
- Leak detection
- Leak repairs
- Emergency call outs
- General plumbing

## GAS SAFE SERVICES

- Landlord gas safety checks
- Emergency central heating repair
- Gas boiler installation
- Gas central heating installation
- Gas cooker installation
- Gas boiler servicing

**Over 65s Discount Available**

## OUR SERVICES COME HIGHLY RECOMMENDED

### EXCELLENT COMPANY

*"Elliot was absolutely fantastic. I don't think we've met anybody more polite and courteous. We posted our requirement and within five minutes we got the most cheerful call from him and he was with us the next day. Elliot is such a tidy worker and did a top notch job. Very grateful and would highly recommend."*

Jennifer, Leigh-on-Sea

### THIS GUY IS GREAT

*"Elliot did an excellent outside plumbing job in an emergency situation. He responded on a Saturday afternoon when our outside tap and pipe sheared off. The pipe work was very old and not standard in any way. Elliot sorted this out efficiency and quickly, even putting in a new isolation valve. We would recommend him most highly. The price was also reasonable for a late Saturday call out. Thank you Elliot"*

Martin, Thorpe Bay

# Tel: 07842 326146

## Email: [enquiries@elcplumbing.com](mailto:enquiries@elcplumbing.com)

[www.checkatrade.com/trades/elcplumbingservices](http://www.checkatrade.com/trades/elcplumbingservices)



**Checkatrade**  
Approved member

**CHECKATRADE**  
**RATING 9.9/10**





**LEIGH SHOWROOM**  
1801-1808 London Road  
Leigh-on-Sea, Essex SS9 2ST  
01702 557137



**HADLEIGH SHOWROOM**  
1801-1808 London Road  
Hadleigh, Essex SS7 2DD  
01702 426935

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**Trade Window Services Ltd** has been providing a service to Domestic, Trade and Commercial customers for over 30 Years.



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**WINDOWS**



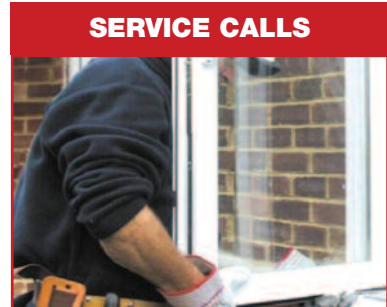
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**LANTERNS**



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**We have a dedicated Service team who provide a professional service to all Commercial & Domestic customers.**



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To view all our properties **FOR SALE & TO LET** please visit [www.coulsonjames.com](http://www.coulsonjames.com) or simply scan the QR code above with your smartphone.

01702 473331

110 Broadway | Leigh on Sea | Essex | SS9 1AB  
[sales@coulsonjames.com](mailto:sales@coulsonjames.com) | [lettings@coulsonjames.com](mailto:lettings@coulsonjames.com)

