

Case Study from Current Landlord

Being a landlord is more involved than just collecting the rent each month. As a landlord you are expected to provide a Gas Safety Certificate, comply with electrical inspections and fire safety regulations, provide an EPC (Energy Performance Certificate), allow for proper and timely maintenance and repair to the property and secure the tenant's deposit in an approved rent deposit scheme. This is made a lot easier by using a lettings agent.

My husband and I used to own a holiday home in Dartmouth which we had for 2 years; the income generated from renting the home was very good especially if you choose an all year round popular holiday destination. As we lived in Lymington and our holiday home was based in Dartmouth it was very difficult to find reliable people, who provided you and your guests with a good service, so unfortunately we came unstuck on many an occasion, so we decided to sell and buy something local to us.

We decided to purchase a property which we could let long term, in the hope that this would be less stressful. As I worked full-time, we decided to use a letting agent to manage our property so that we were not so involved. This has proven to be the best decision we could have made.

Making the decision on which agent wasn't easy, but on looking at Rightmove, Ridgeway Rents seemed very active so we got in touch. We were just in the process of buying our first rental property and arranged to meet with Liz and Trudie at the property for their views and input on its suitability and rental potential, local area and amenities, and what was actually involved in owning a rental property. They were both very knowledgeable and professional, so we went ahead.

Ridgeway Rents are an excellent lettings agent, keeping up to date with all the new legislation and ensuring their landlords are informed on any changes in the housing law that may affect them. They have an excellent team of people who offer a very friendly and personal service. They are very keen to look after both the tenant and the landlord equally. We have since gone on to purchase four more rental properties and Ridgeway Rents have been instrumental in helping us achieve this.