



Selling Your Home?
MEET YOUR PERSONAL TEAM
OF EXPERTS

KELLER WILLIAMS
Luxury
DEVON

YOUR DEDICATED TEAM
PROVIDING A CONCIERGE SERVICE



Inta Bogdanova

SOCIAL MEDIA ESTATE AGENT
WITH 10+ YEARS EXPERIENCE



Mark Dunn

PROPERTY EXPERT
25+ YEARS OF EXPERIENCE
IN THE PROPERTY INDUSTRY



Sally Ann McCluskey

SALES PROGRESSION EXPERT
WITH 10+ YEARS OF EXPERIENCE

KELLER WILLIAMS
Luxury
DEVON

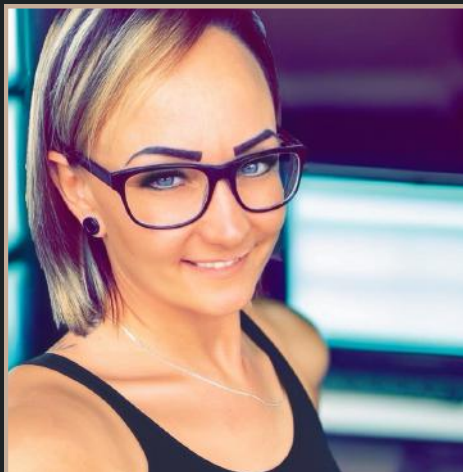


Dear Homeowner,

Are you looking for an agent who will achieve the very best result for you?

At Keller Williams, we don't just offer estate agency services - we deliver a totally unique experience of selling your home with a complete marketing package designed to showcase your home and maximise its value.

We are Mark Dunn and Inta Bogdanova, your dedicated estate agents with decades of experience, we offer a truly personal, professional, and innovative approach that sets us apart from the traditional high street estate agents.



Inta Bogdanova

The Social Media Expert for maximising exposure

Inta is a social media expert utilising digital marketing, video content, and targeted ads to maximise property exposure and attract the right buyers.

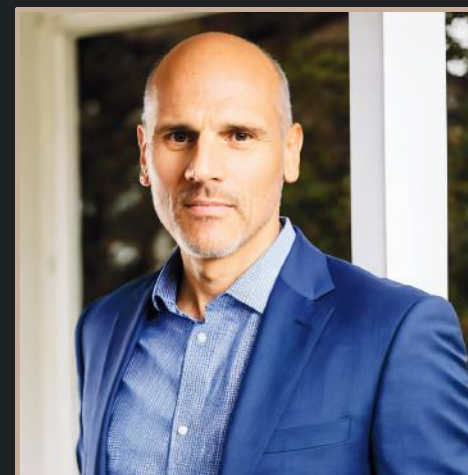
- Social Media Expertise Engaging buyers through high-impact digital campaigns.
- Showcasing homes with professional staging and visuals.
- In-depth local knowledge and surrounding areas

Mark Dunn

The Estate Agent for achieving outstanding results

With over 25 years of experience in sales, lettings, and property development, Mark's wealth of knowledge and solutions-focused mindset ensures that your property is in expert hands.

- Maximising returns for investors and developers
- Tailored strategies for sellers, buyers, and investors
- In-depth local knowledge of Exeter and surrounding areas



Sally-Ann McKluskey

Sales Progression Expert for a smooth transaction

Sally-Ann ensures a smooth transaction from start to finish. Her meticulous approach keeps everything on track, alleviating stress throughout the process.

- Up-to-date live interactions via your dedicated Whatsapp group chat
- Regularly following up with the buyer's and seller's solicitor
- Progressing the sale quicker by turning around issues as they arise faster



Exceptional Property Particulars For An Exceptional Result



High-Definition Photography

High-Definition Photography: High-quality, professional photographs that capture the unique beauty and key features of your property, designed to attract potential buyers and leave a lasting positive impression.

Receive up to 118% more views



360° Digital Virtual Tour

Potential buyers can experience a 360-degree, interactive tour of your property from the comfort of their own homes, allowing them to explore each room and get a feel for the space at their own pace.

Generates 50% more viewings

Scan QR Code for 360 Digital Virtual Tour





In-Person Guided Video Tour

A guided walk through of your property is an immersive experience and can be far more impactful than simply viewing photos. It allows potential buyers to truly envision themselves living in the home and enjoying the lifestyle it affords.

403% more enquiries than those without.

Scan QR Code for In-Person Guided Video Tour





Drone Footage

Our state-of-the-art drones capture stunning, high-definition aerial footage that showcases your property from breathtaking perspectives. We'll highlight its unique features, expansive grounds, and surrounding landscape, providing potential buyers with an immersive and unforgettable virtual tour.

Generates 68% More Views





3D Floor Plans

Take property marketing to the next level with our 3D floor plans! These immersive visuals allow buyers to virtually walk through the property, giving them a true sense of space, layout, and flow. By helping potential buyers picture themselves living there, our 3D floor plans enhance engagement and increase the chances of a faster, more successful sale

Generates 40% More Viewings

Creating a vision of living

"Experience the perfect balance of luxury and tranquillity .. Wake up to breathtaking, peaceful views while enjoying the convenience of urban life moments away. This is more than a home—it's a lifestyle of elegance, space, and serenity."



Compelling Descriptions

- Captivating Lifestyle Story: We go beyond a mere listing of features; we craft a narrative that evokes the lifestyle and emotions associated with the property.
- Sensory Details: Our descriptions engage the senses, allowing potential buyers to imagine themselves living in the space.
- Evocative Language: We use vivid and evocative language to paint a picture that resonates with the target audience.
- Highlighting Unique Features: We emphasise the unique selling points of the property, showcasing what sets it apart from the competition.
- Creating an Emotional Connection: Our goal is to create an emotional connection with potential buyers, making them feel a sense of belonging and desire for the property.

Generates 50% More Viewings

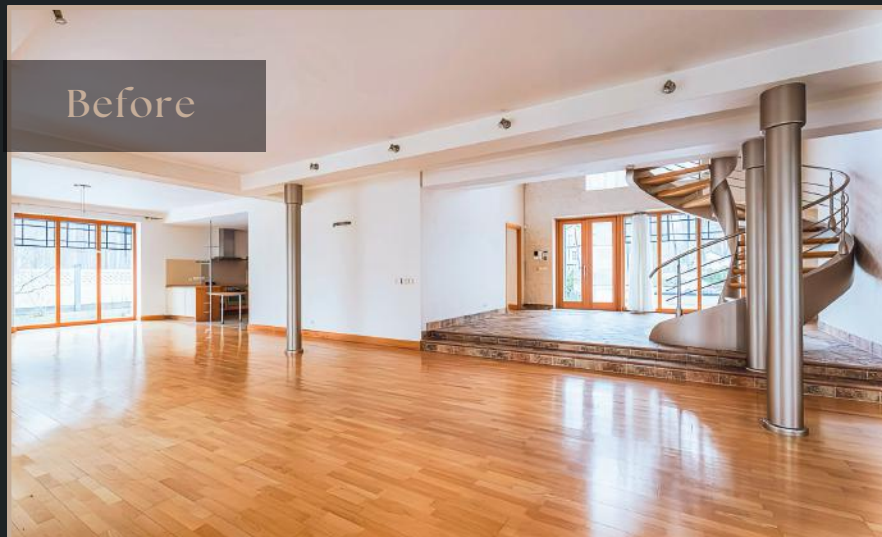
Not just a listing . . .
but a captivating lifestyle story

CGI-Virtual Staging

CGI Transformations to digitally furnish and decorate empty or unfurnished spaces. Eliminates the need for physical staging, saving on furniture rental, moving, and design costs.

Enhanced Visualisation: Helps potential buyers to visualise the full potential of your home.

73% faster sales 17% higher asking price achieved.



Listings on All Major Property Portals

Your property will also be featured on the leading UK property portals, including **Rightmove**, Zoopla, **OnTheMarket**, **PrimeLocation**, and our own **KW website**. This ensures your home reaches thousands of active buyers searching for their next move, maximising exposure and increasing the chances of securing the best possible offer.



*** Generates 50% more views & enquiries * Selling up to 40% faster * Higher offers ***

Social Media Campaigns

We craft global, bespoke strategic marketing campaigns across all major social media platforms to showcase your property to the right buyers. Our expertly curated content on **Instagram**, **Facebook**, **LinkedIn**, **YouTube**, and **more** ensures maximum visibility, engaging potential buyers wherever they are.

Through high-quality video content, targeted advertising, and compelling storytelling, we highlight the unique appeal of each home, attracting serious interest and driving real results. Whether it's local buyers or international investors, we connect your property with the perfect audience.

OUR COMMITMENT TO YOU

Passionately Delivering An Exceptional All Encompassing Service

- **No Long-Term Contracts:** We believe in the quality of our service. That's why we operate on a flexible, rolling-contract basis, allowing you to experience our dedication and results without being tied down. We're confident that you'll want to stay.
- **Expert Teamwork:** Our team combines a diverse range of skills to deliver outstanding results. Mark's in-depth understanding of the property market, Inta's expertise in social media engagement and digital marketing, and Sally-Ann's proven ability to progress property sales to completion create a synergy that is unmatched in the industry.
- **Tailored Strategies:** We understand that no two properties are alike. That's why we take the time to develop customised marketing strategies that highlight the unique selling points of your property and target the most relevant buyer demographic.
- **End-to-End Support:** Selling a property can be complex and stressful. Our commitment to you goes beyond simply listing your property. We provide comprehensive support at every stage of the process, from the initial valuation and marketing to negotiations, conveyancing, completion and beyond, ensuring a smooth and successful sale.

Let's unlock the true potential of your property. We look forward to helping you achieve a successful sale!

Warm regards,



Mark Dunn & Inta Bogdanova
Independent Estate Agents with Keller Williams



Google

Reviews ★★★★★



**Mark went above and beyond to provide us with an immaculate service.
The house was unoccupied and I live 125 miles away, he made the process simple.**

Anne Codner



**I have been seeking Mark's input for several years now because Mark is extremely knowledgeable and helpful but above all he gets the best result possible.
For example we ,Triway SW Ltd, built a fabulous property in Southleigh, East Devon, to a very high standard incorporating eco friendly systems. Mark visited and made a few very valuable marketing and presentation suggestions. Other well known West Country agents had visited and just given their valuation which were £100,000 less than Mark's recommended sale price. Mark took it on and in a very timely manner achieved more than the price he recommended much to our delight.
We continue to work with him in both sales and lettings and recommend his services wholeheartedly!**

Paul Lee



I had several estate agents assess my property, and all of them provided similar valuations. However, Mark truly exceeded my expectations. He managed to secure a sale for my house at a whopping 25% above the initial estimates. Mark's expertise shone through as he introduced innovative ideas to showcase my property in the best possible light. Through some simple yet effective modifications, he successfully closed the deal during the very first viewing.

What sets Mark apart is his comprehensive approach. Not only did he excel in selling my home, but he also guided me in the purchase of my next property, using his exceptional negotiation skills to secure an outstanding deal. Furthermore, Mark offered invaluable advice on home renovations that would enhance the property's value. He even recommended skilled builders and personally oversaw the entire renovation project, ensuring it was a seamless and profitable experience.

In a world where many estate agents merely take photos and rely on market dynamics to sell your property, Mark stands out as a dedicated and proactive professional. If you choose to work with him and he provides suggestions, I strongly urge you to heed his advice; it can make a monumental difference. Mark's unwavering commitment to his skill and abilities results in higher selling prices and exceptional service that is truly unmatched.

Kevin Wraight



**Mark and his team have been wonderful.
They achieved over asking price in the quietest part of the year and even agreed the sale on New Years Eve when other agencies were closed. The properties were sale agreed within 8 weeks from going to market. After the purchasers experienced issues with their solicitor, Mark and his team found another that completed the sale in two weeks. They gave guidance on improving the EPC from E to B rating particularly after SAPS assessors could not help, which increased the potential of the property.
The marketing, CGIs, drone footage and social media presence most definitely helped the sale happen so quickly. Would definitely recommend..**

Verity Rowe-Atlantic Rowe Development

Google

Reviews ★★★★★



Mark helped us through every stage of converting our old barn into a two bedroom house. He has so much experience and helped to make a potentially stressful and project so much easier. Right from the outset he helped us to save money with his in depth knowledge of planning and building regulations. He also helped us to work with a very tricky building to come up with a simple design that maximised every inch of available space and light.

When work began he was available to step in immediately whenever we hit a snag, and he always knew the answers to our endless questions. Because of Mark we were able to do most of the project management ourselves and we are so proud of the end result. We would not hesitate to recommend him.

Jo Burgess



Definitely 10 stars really!

I contacted Mark after having my property on the market for over a month with a local Letting Agent, but they were aware that they had it prior to it being advertised. The agent kept telling me that they had lots of interest but no one suitable, only two viewings which was disappointing. They told me the price was too high, although I knew the value of the property as it had been completely refurbished to a very high standard, I agreed to drop the price. They told me I should pay a further £50 for professional photographs, why should I, they took photos but it didn't do it justice, they agreed eventually to come back and take more on a sunny day. It was all getting too much and costly with a vacant property.

Mark was recommended by a business colleague and after a through conversation he agreed to take my property on, he filled me with confidence that I had been correct in the value of the property. After 2 days, Mark contacted me to say that he had 3 people interested and he would be continuing further checks. He then contacted me 4 days later to say he had narrowed down a potential tenant and the rent had achieved £850 pcm, £50 more than I had expected. The property was rented in 10 days from agreeing for Mark to advertise the property to the tenant now moved in.

I now don't have concerns about having a void property and I have rent coming in.

Kyla Hayfield



From the initial contact with Mark to book a viewing of a property, through to the purchase of the property and the after-care we have received while settling in to the property - EVERY communication and interaction with Mark has been professional, friendly and thorough.

We would have no hesitation to recommend Mark, or use him again. Thank you for everything you have done for us. You made what might have been a very stressful time, very smooth and easy.

Alison Richards

sales@markdunn.uk

Mark Dunn & Inta Bogdanova



www.markdunn.uk



www.kwuk.com



+44 75777 55 441