

ILLUSTRATIVE SAMPLE

Sale Launch Kit

Fictional property - Bristol

This is how the recommended pack is presented. You send the property details and photos; YouSellSmart prepares the materials and plan; you review, advertise and decide.

This is not a valuation, a live listing or a promise of sale.

What you receive

One document brings together the listing, images, indicative price band, channel plan and editable buyer replies.

01 LISTING

Listing

Long and short versions written for UK buyers.

02 PHOTOS

Photos

Up to 25 improved images, with originals preserved.

03 PRICE

Price

An explained indicative band, never described as a valuation.

04 PLAN

Plan

30 days of actions, channel guidance and buyer replies.

You approve every material before using it.

Listing draft

Light-filled Bristol home with a garden made for everyday living

This fictional Bristol home has a practical layout that separates the living space from the bedrooms, with direct access from the kitchen-dining area to the garden. Natural light runs through the main reception room and the principal bedroom includes built-in storage. The final listing would use only details confirmed by the owner. It would not add an unverified school catchment, transport time, room dimension, tenure detail or property feature simply to make the advert sound stronger.

SHORT VERSION TO SHARE

Light-filled Bristol home with a practical layout and private garden. Review the full property details and arrange a viewing directly with the owner.

Only confirmed facts appear in the final copy.

Images ready for your advert

We preserve the original and provide an improved or virtually staged option for you to choose from. Edited images should be clearly identified when advertised.

ORIGINAL



STAGED EXAMPLE



Example only. The real images depend on the photos you provide and the changes you approve.

Indicative band and 30-day plan

SAMPLE RANGE

GBP 325,000 - GBP 345,000

A fictional figure used only to show the format. Your real kit explains the property inputs and configured references; you choose the asking price.

1**DAYS 1-3**

Review the listing, images, documents and asking price.

2**DAYS 4-7**

Arrange your advertising route and organise enquiries.

3**DAYS 8-14**

Reply, schedule viewings and record feedback.

4**DAYS 15-30**

Adjust presentation or price and prepare for offers.

We prepare. You sell.

YOUSELLSMART PREPARES

- Listing and shareable versions
- Improved photos and originals
- Indicative band and explanation
- Plan, guidance and editable replies

YOU DECIDE AND MANAGE

- Final asking price
- Advertising route, enquiries and viewings
- Offers and negotiation
- Conveyancer and other professionals

HOW ADVERTISING WORKS

Rightmove and Zoopla do not accept direct adverts from private sellers. You must arrange an authorised estate agent or listing provider separately. YouSellSmart prepares the materials but does not advertise the property, act as your agent or negotiate for you.