



david ball
Agencies

SAMPLE

A Guide To Moving Home

WELCOME TO

DAVID BALL AGENCIES

Established in 1992 with our strategically placed office on East Street in Newquay, **David Ball Agencies** offer pro-active, forward thinking estate agency and property management services with client satisfaction at the core of everything we do.

We have dedicated departments specialising in the different disciplines within the complex world of property. Residential

sales, new homes, commercial and residential lettings have staff solely dealing with their own departments, to ensure the best possible service at all times.

Our clients enjoy a dedicated relationship with us in all matters relating to the property market, guaranteeing greater results and a better experience.

We are both passionate and knowledgeable about the area and with countless years of experience, we are certain that our local presence increases our client's opportunities to sell.

David Ball Agencies are committed to professional excellence and standards, with qualified staff and membership of the National Association of Estate Agents, the Institute of Commercial Business Agents, the Association of Residential Letting Agents, the National Approved Lettings Scheme and members of the Ombudsman Scheme for both sales and lettings.

If you are considering selling or letting your house, please contact us to see the difference we can make.

Why choose David Ball Agencies?

Honest and Trustworthy

From the beginning, David Ball Agencies has grown on success based on client satisfaction and confidence in the level of experience, integrity and results.

Local Presence

Knowledge, extensive investment in technology, interaction with the best internet portals and unparalleled local advertising - there is no one better placed to represent you and promote the sale of your property.

Enthusiasm

Along with our passion for property, we employ the powers of listening, understanding and empathy and combine this with energy, ambition and drive to achieve our client's goals.

Buyers

We manage a comprehensive database of buyers who have given us their search criteria and matching this with your property very often results in success.



BUYING AND SELLING PROPERTY

How David Ball Agencies can help you find your perfect home

At David Ball Agencies, we pride ourselves on providing a first class customer service helping you secure the right property for your requirements. Our experienced and dedicated sales team will advise you every step of the way. We can offer:

- A wide and varied selection of properties to choose from
- Digitally produced full colour particulars with external and internal photographs
- Accompanied viewings of vacant properties arranged at mutually convenient times
- You may ask our informative and friendly representatives regarding any aspect of the buying procedure and they will be more than happy to assist in any way possible
- Our staff view each property we have for sale, so as to gain first hand knowledge of what the house has to offer you
- Support throughout the purchase process by liaising with the solicitors involved in the transaction



How David Ball Agencies can help you sell your property

When you sell your property through David Ball Agencies, you will gain access to a vast number of potential buyers. This will allow your property to be seen not just by prospective buyers looking to move within this area, but also those who are thinking of relocating here. We offer:

- A free no obligation valuation of your property
- Full colour digital produced sales particulars including external and internal photographs
- Staff viewings of your property in order to gain first hand knowledge of your home
- Our staff use experience to identify serious potential purchasers
- Competitive commissions. No sale: no fee
- Extensive mailing list of potential purchasers
- Accompanied viewings where applicable



RESIDENTIAL LETTINGS AND PROPERTY MANAGEMENT

Lettings Service

As letting specialists, David Ball Agencies are fully focused on the needs of the landlord.

We understand that letting a property, especially for the first time, can be a worrying experience and with this in mind our most important consideration is providing you, the landlord, with the best possible service and the right tenant for your property.

We never forget that your property is likely to be one of your most important assets and you can be assured that by instructing David Ball Lettings as your sole agent your asset will be in professional and caring hands.

We are members of NALS, ARLA, NAEA, Ombudsman Scheme and The Tenant Deposit Scheme.

As lettings specialists, David Ball Agencies are fully focused on the needs of the landlord whilst providing an efficient, smooth service to prospective tenants.

Outlined below are the two levels of service offered by our agency for lettings. A flexible attitude is always maintained and generally it is possible to tailor services to meet individual circumstances and needs.

Full Management Service

This is an exclusive service which includes comprehensive marketing of the property and carrying out viewings leading to the introduction and referencing of a prospective tenant.

This proving satisfactory, the tenancy agreement and inventory will be prepared. We will then look after and manage the property for the duration of the tenancy.

We will collect the rent at the end of each month which will be sent by BACS to your chosen bank account less the management fee.

The tenants will contact David Ball Agencies over any issues with the property and the property will be inspected periodically.

Letting Only Service

The letting only service involves marketing the property and carrying out viewings leading to the introduction and referencing of a prospective tenant.

This proving satisfactory, David Ball Agencies will then draw up a tenancy agreement and an inventory.

Following this, the first months rent and damage deposit will be collected. This will be credited to the landlord less the agreed fee.

Managing the tenancy, including maintenance and rent collection, will then be the responsibility of the landlord.





David Ball New Homes

By far Newquay's largest new homes department offering an extensive range of brand new properties from starter homes, apartments, family homes and holiday homes up to luxury penthouses.

Having dealt with this area of the market over a number of years, David Ball New Homes offers a wealth of experience for developers to assist in the building of the right properties in the right areas, which in turn gives the range of purchasers a selection of good quality sustainable properties. We work very closely with local solicitors and financial advisers to ensure the buying process is as smooth as possible.

For developers we can tailor our service to meet your individual needs, full development appraisals, comparable information in planning issues. We will also advise on a suitable mix of house types, specification and layout ensuring you maximise the sales of your potential development.

As Newquay's only specialised commercial agency we deal with a comprehensive range including sales, lettings and rent reviews.

We offer a professional service second to none. Like the rest of our business a personal service is our focus which is why our customers stay customers and recommend us to others.

We can offer you a wealth of experience coupled with all the advantages of modern technology.

If you have an interest in a commercial or development property and are looking to acquire or dispose of a property via sale or letting, put our expertise to the test and let us do the hard work.

WHICH TYPE OF MORTGAGE SHOULD I CHOOSE?

It is very easy to get confused by all the different type of mortgages that seem to be available in today's financial jungle and it is only right and proper that there is such a wide choice, after all, everyone's individual circumstances are different, which also makes our financial requirements different.

Alliance Mortgage are experienced Mortgage and Financial Planners and are ideally placed to find the right mortgage for your personal circumstances.

Because the financial institutions realise that we are all different with differing financial commitments, they also appreciate that no one can predict what may or may not happen to us in the future.

You may find that your income stays much in line with inflation and you wish to carry on paying the same monthly payment until the end of the term.

Conversely, you could find a definite uplift in your finances and may wish to increase the amount you pay monthly, or pay off a lump sum and finish the mortgage in lesser number of years.

Whatever the situation that arises, you can be sure there will be an option or clause to cover it, however the average home buyer cannot be expected to know them all. This is where Alliance Mortgage can really help you.

They have a team of highly trained individuals who have an intimate knowledge of the mortgage market place and are up to date with all the changes that take place on a regular basis. More importantly, they are not biased towards any one particular company.

This means that they will hold a confidential review with you and when they have a clear understanding of your requirements they will help you choose from the thousands of mortgages available from a multitude of lenders.

They are also able to advise you on a host of other areas including pensions, savings and investments.

Once this process is complete and you are settled in your new home, they will continue working on your behalf to make sure that the mortgage you have in place will always remain competitive as interest rates and mortgage schemes change on a regular basis.

Choosing the wrong mortgage might well turn out to be a costly mistake, on top of which, it will also be an experience you could well do without. The choice of who supplies your mortgage is quite rightly yours, but you would be well advised to contact Alliance Mortgage and discover just how much they can do for you.



6 West Street, Newquay, TR7 6BW

Tel: 01637 123 456

Email: enquiries@alliancemortgage.co.uk

www.alliancemortgage.co.uk



AUTHORISED AND REGULATED BY THE FINANCIAL CONDUCT AUTHORITY.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

MJP SOLICITORS, YOUR LOCAL SOLICITORS IN CORNWALL

MJP Solicitors are one of the largest and most dynamic legal practices in the area with eight offices strategically located throughout Cornwall.

They are an extremely approachable firm of solicitors who have been advising both private and business clients for over 225 years. Now part of the UK nationwide legal brand "QualitySolicitors," their aim is to provide the very best in customer service.

Everything the practice does is designed to make life easier and less stressful for you when dealing with legal matters.

Their lawyers are specialists in their field. They do not believe that they have to use complicated legal jargon to prove how good they are. They offer clear, practical advice tailored to meet your individual needs and are committed to providing you with the best service possible.

The practice has an excellent reputation both locally and regionally and they pride themselves in the belief that no one in the legal market is more passionate about providing the very highest levels of customer service.

If you are moving house, whether buying or selling, their objective is to ensure that the process is as smooth and stress free as possible. They will keep you informed and updated throughout by whatever method suits you best.

They offer a wide range of legal services including the areas of Property, Business, Litigation, Family, Wills, Probate and Trusts, Education and Client Account Interest Rates. For a comprehensive overview of their services, visit their website, www.nalders.co.uk.

What will it cost? The practice believes that their service is excellent value, however, they also appreciate that not all law firms are like themselves. They are different and believe that they can make a difference to you both in advising you in respect of your legal issue and the way in which it is delivered.

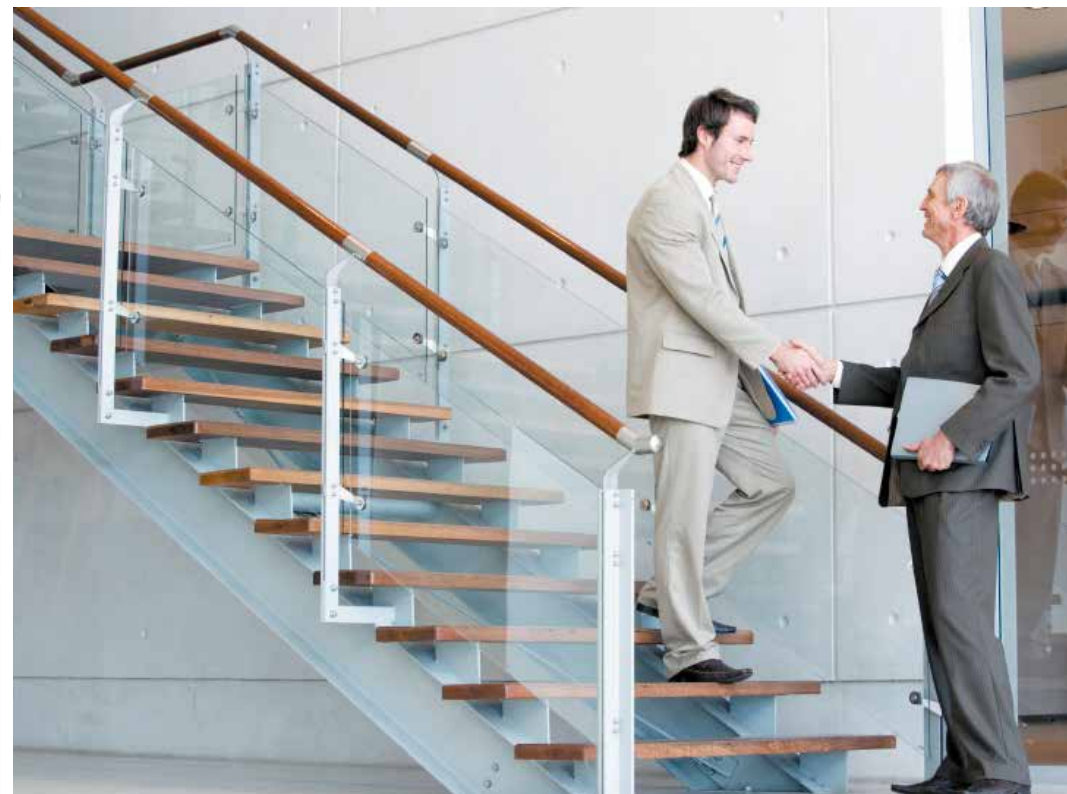
Whatever legal needs you may have, either now or in the future, QS Nalders are only too happy to discuss your requirements and advise you on your best course of action.

If you are buying or selling a property or you need any advice, guidance or reassurance on any legal matters, contact QS Nalders and they will do their best to give you the answers you require.



11 Beachfield Avenue,
Newquay, TR7 1DP
Tel: 01637 123 456
Email: mjp@mjp.co.uk
www.mjp.co.uk







SUCH A SMALL PRICE TO PAY FOR PEACE OF MIND



Ascot Surveyors Limited

House purchase is the largest single investment most of us make in our life time and to consider such a purchase without the benefit of professional advice from an independent company such as **Ascot Surveyors Limited** would seem, to say the least, imprudent.

Yet that is exactly what the majority of home buyers tend to do. Most house purchasers still rely on the Valuation Report prepared by their mortgage lender, although that report is primarily for the lenders own purposes and is based purely on financial grounds and not on any structural basis.

A detailed survey such as Homebuyer Survey and Valuation or the more in-depth Building Structural Survey should be considered as a bare minimum irrespective of the age or condition of the property.

These surveys are aimed at identifying defects which require repair in order to prevent further deterioration and possible associated damage.

The survey will also draw attention to defects which can have

a significant affect on value and can form the basis for further negotiation on the purchase price. Often, the cost of the survey

is only a fraction of the saving made through renegotiation.

The Royal Institution of Chartered Surveyors Homebuyer Survey and Valuation is suited to most residential property. Obviously the cost of a survey will vary depending on the purchase price and type of property, as well as the type of survey required.

They are an experienced independent surveyor with a wealth of knowledge and experience in survey and valuation work in Newton Abbot and adjacent areas.

They are used to working with major mortgage lenders and are well known to local Estate Agents and Solicitors. The business is approachable and friendly and will advise on which survey or valuation in their opinion, is most suited to your needs.

Following the inspection, they will discuss their findings with you and advise you on the best course of action.

When you are about to make such a large investment in your new property, it makes common sense to carry out a survey and ensure real peace of mind. Ascot Surveyors Limited are ready, willing and very able to help you achieve this.

Tel: 01637 111 999

Mobile: 07403 555 433

Email: info@ascot.co.uk

www.ascot.co.uk



THE COMPLETE ARCHITECTURAL AND DESIGN SERVICE

There are many individual reasons for needing the services of an architect - maybe you are thinking of building a new home or perhaps you need a different room layout or extension in your existing home.

You may be a home owner or a business who is looking for specialist advice and guidance on how to make the best use of the space you already have.

Enterprise Architect are a Royal Institute of British Architects (RIBA) Chartered Practice and are recognised for many well-known projects throughout the area including leisure facilities, bars, restaurants, hotels, commercial properties and residential developments.

Whilst the majority of their projects have been in Devon and Cornwall, they have also worked on behalf of clients throughout the United Kingdom.

An architect should be involved from the earliest stages of your project, as they are able to offer you the benefit of their experience in deciding how to maximise the potential of your existing property or indeed, to propose ideas for the property you are about to purchase.

They will discuss your needs in detail and then produce a design scheme.

Once you have decided on the specific area of your home or business that requires attention, they will draw up the plans and submit these to the Local Authority for Planning and Building Regulations.

They have a tremendous amount of knowledge and experience in how these two processes work and know how to satisfy the very demanding and specific requirements of a Local Authority.

They will also prepare the full building specifications needed to obtain competitive prices from various building contractors.

The service they provide includes all aspects of the development process whether it be for a barn conversion, extension, a building design small or large, a refurbishment or a new build project.

You can also expect them to set out their professional relationship at the start of the commission to reflect your needs.

The objectives of their clients are met by professionalism and maintaining the highest standards of performance, efficiently and economically.

Whatever your project, contact Enterprise Architect and let them help you.



ENTERPRISE
ARCHITECT

Delynya House, 17A Bank Street,

Newquay, TR7 1DH

Tel: 01637 111 222

Email: info@enterprisearchitect.co.uk

www.enterprisearchitect.co.uk

Specialist in Business Advice and Taxation

It is a popular misconception to believe that accountants are only needed by people who are in business.

In today's environment where financial legislation is subject to change on a regular basis, an accountant can prove invaluable.

This applies whether you operate a business or indeed are a member of the general public.

The Chartered Accountants is an established accountancy practice serving a wide range of clients, from individual tax payers, the self employed and small to medium sized businesses.

Since 1996 when self assessment was introduced there has been more confusion than ever before. The self assessment formula was introduced to help businesses with their tax returns.

The actual result has been far from this and people have in the main been totally confused.

Accountants such as Whitakers are knowledgeable about this area and more than able to help you complete the required forms.

They have the expertise and experience to advise their clients on all aspects of accountancy and taxation.

They can help you fill out your self assessment form and complete your VAT returns ensuring that everything is done correctly and on time.

They also provide a complete range of accountancy services to individuals and businesses large and small in the Newquay and surrounding area.

We all have an overwhelming desire to make our money work for us in the best possible way and this being the case you should contact Whitakers today.

They look forward to working with you and are confident in the knowledge that you will soon become another satisfied client.

THE CHARTERED ACCOUNTANTS

Bryndon House, 5-7 Berry Road,
Newquay, TR7 1AD
Tel: 01637 111 222



NEWQUAY REMOVALS

Tregorran Industrial Estate, Newquay, TR7 2SX | Tel: 01637 854 983 | www.newquayremovals.co.uk



MOVING WITH SUCCESS

Moving home can seem a daunting prospect for many of us, however, the actual move can be left in the hands of a company that you can completely trust to do the job properly.

Newquay Removals have all the skills, equipment and experience you will ever need plus over 25 years in business.

They offer their services to both domestic and business clients and can move a whole home or just a single item. They also specialise in the safe removal and transportation of unusual and fragile items.

They offer a full packing service or can, if you wish, just supply the packing cases so that you can pack yourself. The company can deliver locally, across the United Kingdom, or even, arrange removals overseas if required.

Once you have made your enquiry, you can expect to receive all the help and guidance you will require, together with a free of charge consultation and quotation.

All their staff are trained and accredited. They appreciate they are dealing with your personal possessions and ensure this is handled in the right way.

There are occasions when there is a gap between moving out and moving in and you may have to store all or part of your belongings.

Newquay Removals have the answer and can arrange storage in their own secure storage facility, whether this is on a short term or long term basis.

They also offer containerised storage complete with a full inventory. This means all your possessions are sealed at source and stored away until you need them. This is useful if you wish to de-clutter your home for decorating or whilst selling.

This solution is ideal to businesses who may wish to archive or store records or equipment. Why pay expensive rent in an office just to keep records you rarely use, when they can be safely and securely stored for a fraction of the cost.

For all your storage, removal and specialist needs you should contact Newquay Removals. They have the experience to make sure everything goes to plan.





CREATING YOUR DREAM KITCHEN, BATHROOM & BEDROOM

A visit to one of Prestige Collections beautiful luxury showrooms will inspire you if you are considering refurbishing or renovating your kitchen, bathroom or bedroom.

Prestige Collections have been established in West Sussex for nearly 20 years and have worked hard over that time to source an extensive array of bathroom and bedroom products that offer both style and practicality, enabling them to expand their showrooms into a stunning collection in the world of kitchen, bathroom and bedroom design.

They can offer a one stop visit for the complete refurbishment of your home and believe in offering their customers the widest possible choice and the very latest in technology, as well as designs

to satisfy every requirement from aesthetics to practicality and efficiency. Customer service is important and they pride themselves on perfection.

Whether you are looking for their complete design and installation service, or equipment on a supply only basis, Prestige Collections can offer it all and are confident they are able to provide tailor-made kitchens, bathrooms and bedrooms to suit your individual requirements and catering for all budgets.

At every stage they ensure absolute quality, the best brand names and manufacturers, coupled with highly experienced time-served installers.

Prestige Collections have over 70 displays in their Littlehampton showroom and a further 40 displays in the Chichester showroom - including all the premier brands such as Villeroy & Boch, Laufen, Vitra, Pura, Phoenix, Hansgrohe, Imperial and Burlington bathroom products, Utopia and Montrose bathroom furniture, Matki, Simpsons and Aqata Showers and much much more.



Bedroom displays feature Daval, Volante and Novamobili. Flooring displays feature Karndean and tiling from Porcelanosa, Spacers and Pentagon.

They are proud of their reputation and will always go out of their way to ensure all their customers are completely satisfied.

In this day of national chains it is nice to find a company that is owned and run by local people.

For a kitchen, bedroom or bathroom to match your dreams you should contact Prestige Collections today.

Opening hours are Monday to Friday 9am to 5.30pm and Saturdays 9.30am to 4pm.

Prestige Collections

10-11 King Road, Newquay, TR7 5QT

Tel: 01637 222 333

Mobile: 07739 444 555

Email: prestigecollections@hotmail.co.uk

YOUR BEST CHOICE FOR WINDOWS, DOORS AND CONSERVATORIES

Contact with A P Windows is highly recommended for anyone who is contemplating replacement windows, doors or possibly a new conservatory.

The business which has many years experience, is rightfully proud of the excellent reputation they have built up, with satisfied customers throughout the Cornwall area.

They must be regarded as one of the area's leading suppliers and installers and like any successful business they continually receive recommendations from their customers which speaks volumes for the extremely high quality of their products and workmanship.

They offer a free consultation and design service and all their installations are completed by their own teams of qualified professionals.

All their products have a guarantee and as accredited members of "Best Rated Businesses" they can offer their customers added security in the knowledge that they are openly monitored.

After discussing your requirements and listening to your ideas, their experienced designers will offer you advice and guidance whilst still maintaining and including your own visions.

They will create an image showing you exactly how your new windows, doors or conservatory will look. They will also provide a no obligation comprehensive quotation for your consideration.

Other products available are the increasingly popular bi-fold doors which offer the ideal solution for conservatories, sun rooms or to anyone who wants a generous opening into the garden.

Their insistence on quality products and service means that they firmly believe that their products do offer the best value for money.

There is no doubt that A P Windows are one of the most professional businesses of their type and for anyone who is thinking about improving their home, they are definitely worth contacting.

For a full list of all the services available, you are invited to contact them on the details shown below.

A P WINDOWS

Tel: 01637 222 333

Mobile: 07739 444 555

Email: apwindows@hotmail.co.uk





THE COMPLETE FLOORING SPECIALIST

If you have just redecorated your property and are left pondering where to purchase a new carpet or vinyl to complement the new decor, then a visit to Golden Greek in Newquay is highly recommended.

They are specialists in domestic and commercial flooring and being established in 1999 they have over ten years of experience.

Their extensive warehouse on Tregorran carries a massive selection to choose from and they are happy to provide their customers with free, no obligation estimates.

Having built up an enviable reputation, they quite rightly are proud of the fact that the majority of their new business comes from personal recommendations and referrals.

Customers can be assured that all work undertaken will be carried out to the highest standards and that high pressure sales are definitely not part of their agenda.

Golden Greek will give you all the advice, guidance and reassurance you need when you are choosing your new flooring.



They are agents for some of the countries most highly respected manufacturers who themselves offer a wide range of excellent quality flooring.

Whatever your choice, the business recognises that only half the job is done once the flooring is sold and their customers will, in the main, expect their new purchase to be fitted.

To ensure that all their work is completed to the highest standards, they like to carry out a free, no obligation site visit to assess the necessary work needed.

They only employ qualified fitters who have many years experience to carry out the work.

The business is certainly a modern, forward thinking company who can visit you at home with samples as well as welcome you to their showroom.

Call them today and you will gain all the help and advice you will need from their friendly and knowledgeable staff.

Concentrating On The Important Things In Life

Do you need to improve the look of your property for sale or have you just moved in? Do you need to work on the whole house, transform a room or just add those special finishing touches?

Maybe now is the time to enlist the help of an interior designer, whose skills and experience will make all the difference. **Alex Jones** offer a bespoke interior design service that is both personal and unique where relationships with clients are a top priority.

With a select highly qualified and experienced in-house team, every detail from the fabric texture to the complete project is considered.

The business delivers all interior disciplines, from the sourcing of single items through to full refurbishments. This comprehensive service is applied to residential, restaurant and bar, through to commercial, office and hotel.

Their services include:

- Soft Furnishings
- Curtains
- Blinds
- Accessories

They have a reputation built on their adept understanding of clients needs and wishes and translate these aspirations into a reality.

Their team ensures that every part of the designs are tailored to the needs of the most discerning clients providing balance of style, usability and budget sensitivity.

The in-house design studio employs a talented team of interior designers, visualisers and project managers.

As a team under the Alex Jones name they can deliver a range of services from initial visualisations so in-depth the client can 'step' into the ideas and bring their design to life.

Alex Jones work closely with clients to combine their expertise with your ideas and budgets. The team know that practicality is paramount to their clients.

Whatever your project, Alex Jones will be with you all the way from initial concept and planning through to final completion.

Call them today to transform their vision to reality.



Alex Jones

Oversteps House, Brixham Road,
K ingswear, TQ6 0DY
Tel: 01803 752 397
Mobile: 07721 882 639
Email: eliza@elizaprice.co.uk
www.elizaprice.co.uk



Academic excellence at its best

Children deserve the best and at St George's School they offer something special, an academic education in a caring community with a christian ethos that gently permeates all areas of school life.

They will be given every opportunity to shine in their academic career as well as in music, drama, the arts and sport. The school understands that choosing the right school is one of the most important events in a families life.

The school caters for children from the age of two and a half years through to eleven years and is situated in Staverton. It provides a secure family environment in which the children can thrive and learn. Internally the school is very well equipped and is ideally set up to prepare the children for the eleven plus selection procedure to grammar schools and entrance and scholarship exams to other Independent schools.

The attitude of the pupils is excellent, showing high levels of enthusiasm, interest and confidence. The teachers are also deserving of praise for the way they teach their pupils, not to mention the care they show when it comes to matters like personal development and relationships.

The school has an average class size of 12 and was highly praised in recent OFSTED reports. They are rightfully proud that they achieved above average success rates in key stages 1 and 2 of the National Curriculum. Every pupil receives all the support they need to enable them to meet the demands of their education. If they need some extra support then the

school will provide it, it is all part of their caring attitude.

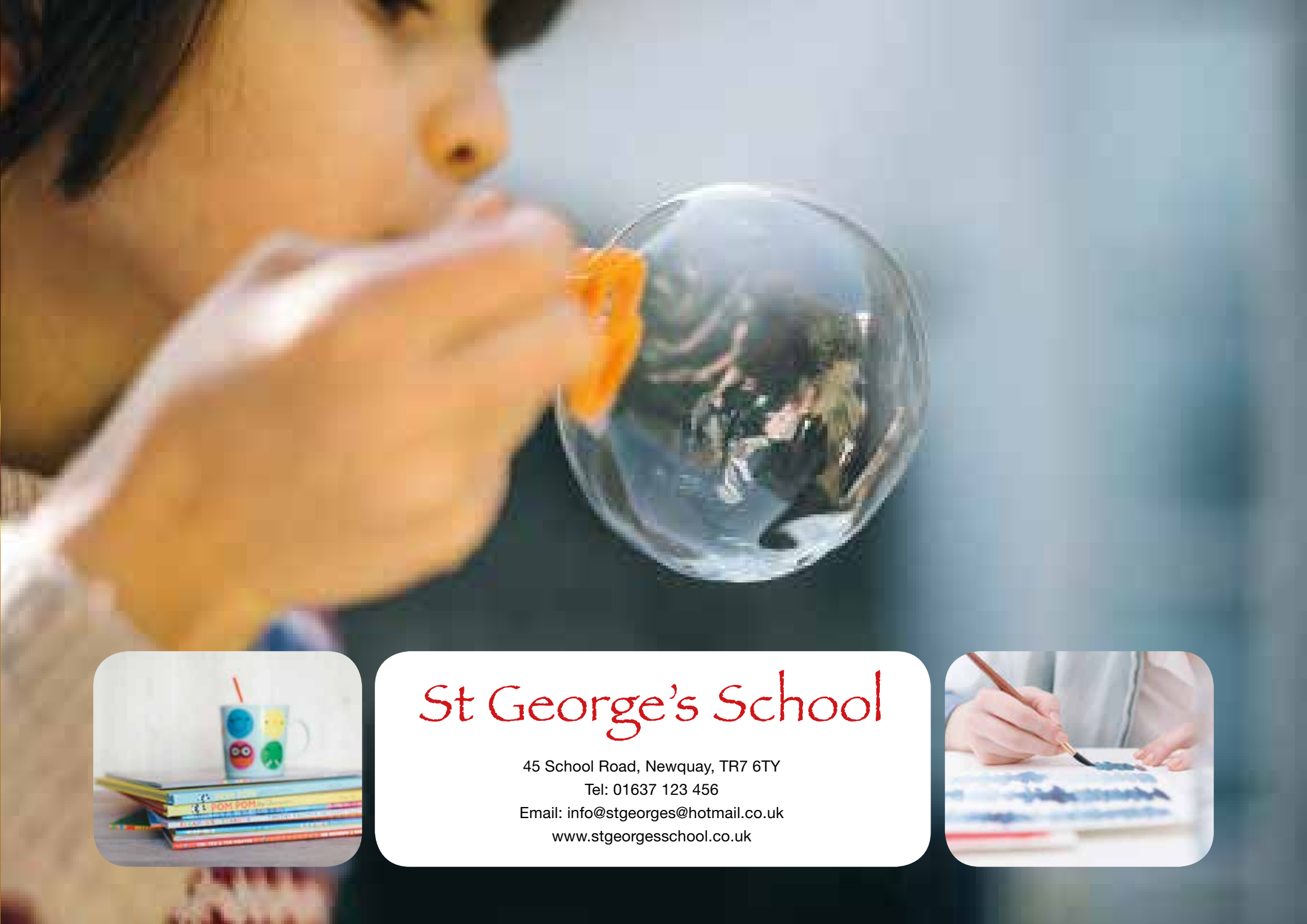
St George's School believes that it is vital for the pupils to learn to express themselves and the school places a high emphasis on physical education, music and drama which gives the children an arena in which to rise to the challenge and perform to the best of their abilities.

Keeping up with the latest information and communication technology is vital if your child is to succeed in the twenty first century and the school have dedicated departments fitted with the latest equipment in which your child will learn how to use this valuable media.

Not surprisingly, Victoria Kennington, the Headmistress welcomes visits from prospective parents and is rightly proud of the school and its achievements. She knows that these early years are vital to the ongoing education of your child. This is the time when good attitudes and disciplines will auger well for the future education of the children. Victoria and her staff all hold true to the ethos of trust and mutual respect.

For any parents with children between the ages of two and a half and eleven years, the school will be pleased to hear from you and arrange a mutually convenient visit. You will be under no obligation, you will simply be invited to see for yourself the excellent facilities the school provides and more importantly, just how happy and well adjusted the children really are.





St George's School

45 School Road, Newquay, TR7 6TY

Tel: 01637 123 456

Email: info@stgeorges@hotmail.co.uk

www.stgeorgesschool.co.uk



THE NAME YOU CAN RELY ON

Finding a reliable builder can sometimes prove to be a difficult task. This can be made even more difficult if you are new to the area and do not know anyone.

Newquay Builders is a local company with a national reputation and come highly recommended. They offer a wide range of contemporary building services for new builds, as well as all the traditional skills required for extensions, alterations, and refurbishments.

Like all reputable building contractors, their range of services is too numerous to list, however, they are able to handle anything involved with building and construction.

The ethos of the business encompasses time honoured values with modern and progressive thinking both of which have been embodied in the business since it was first established.

Everyone involved in the company believes in these traditional values which offer good quality work at fair and honest prices. Whilst this thinking underpins everything they do, they also appreciate that their clients should expect honesty, integrity and the use of highly skilled traditional tradesmen in providing an excellent product.

Like any business, Newquay Builders embrace change. They consider themselves as forward thinking and progressive in their attitude.

The building industry and its code of practice is constantly under review and subject to change. Newquay Builders always ensure they are up to date with these guidelines.

Newquay Builders believe their customer is their most important asset and have adopted certain standards which they believe to be important.

Irrespective of the task being completed, they will always ensure that the areas being worked on are kept clean, tidy and, above all, offer a safe working environment.

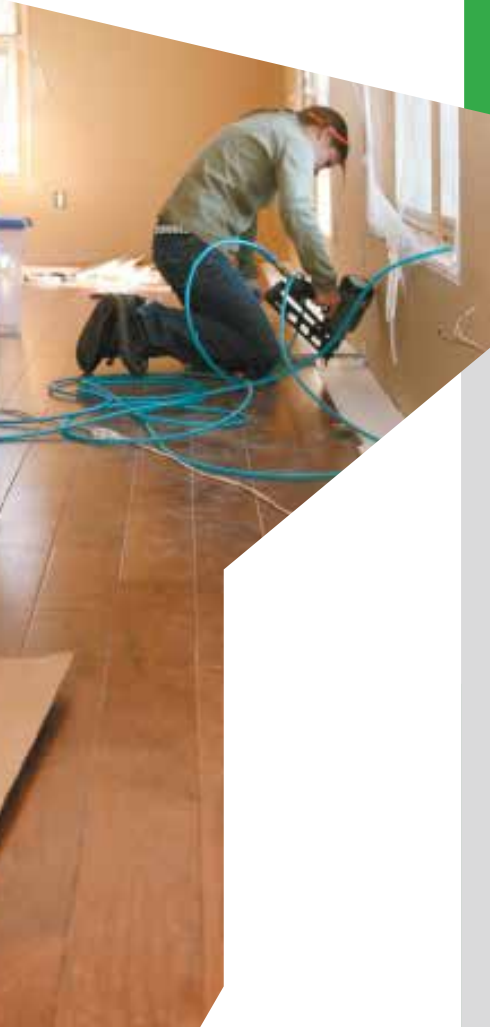
Their customers can expect all tasks to be overseen from the start of the process right through to completion. This will make sure that everything which needs to be done, is done and completed in the correct order.

Whilst there can always be problems, the objective of the business is to complete the job, on time and within budget. You can also expect to be regularly updated on progress and be involved in any major decisions.

Last, but not least, Newquay Builders will never leave a project until the customer is satisfied with the work carried out. If you are looking for a building contractor, you would do well to contact Newquay Builders.



Newquay
BUILDERS



Unit 5C,
Tregorran Industrial Estate,
Newquay,
TR7 2SX

Tel: 01637 444 555
Email: thebuilders@live.co.uk
www.thebuilders.co.uk

SECURITY FOR EVERY APPLICATION

With the ever increasing crime statistics, the consequences of which we can see on our televisions and in our newspapers, home security is now of paramount importance for all homeowners.

The boundaries to your property are the first obvious line of defence. Fishnet Security have this covered with their extensive range of automatic or manual custom made gates, railings and security grilles.

They supply the following products:

- Security and Automation
- Gate Automation
- Access Controls
- Intercoms
- Domestic and Commercial Gates
- Security Barriers and Bollards

- Security Shutters and Grilles
- Maintenance and Repairs
- Engineer Call Out Facility
- Gates and Railings

A secure set of gates will also help ensure the safety of children and pets reducing the risk of them straying onto our busy roads. Fishnet Security are proud to offer a highly professional and reliable service.

High standards of workmanship ensure that they always have a constant supply of new customers. Your call to the business will be treated with courtesy and respect.

Their service is complemented by a full site survey after which the customer is presented with a fully itemised quotation for the work to be undertaken.

Customers can enjoy all the benefits of a one-stop service from installation to repair and maintenance. Fishnet Security are always on hand to offer advice and guidance ensuring that the customers security concerns are dealt with in a sympathetic and professional manner.

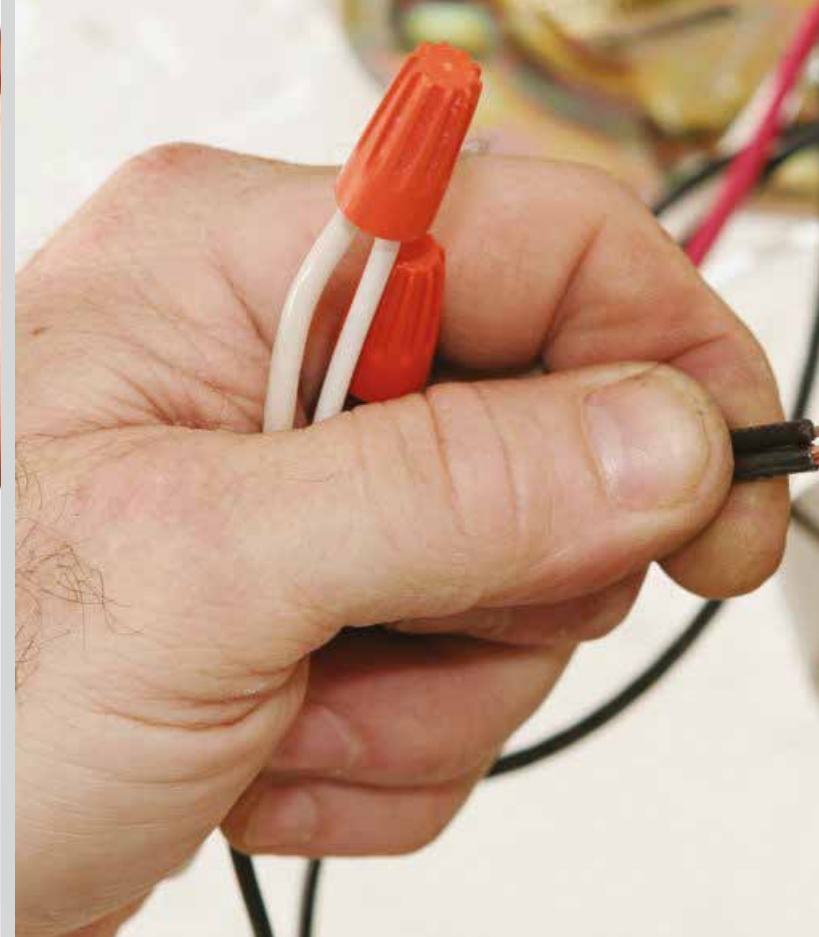
They also extend their extensive skills and knowledge to the commercial and business sector. Businesses seeking to protect their commercial properties can also benefit from their extensive range of services on offer and with the same degree of integrity.

Fishnet Security will also cater for those customers who do not wish to replace their existing gates. They can install remote facilities so that the customer can then enjoy all the extra benefits of increased security.

For sheer practicality, security and design excellence, Fishnet Security are hard to beat. There is only one way to fully appreciate the extent of workmanship and service that is on offer and that is to give them a call today or visit their website www.esasystems.co.uk, you will not be disappointed.

fishnet
SECURITY





How safe are your Electrics?

It is often the parts of our property which we cannot see that can cause us problems in the future and our electrics are no exception.

With our electrical wiring, continual use can lead to degradation and eventually failure.

This is why you should contact **Living Electrics** who are a one stop shop for all your electrical needs.

Matthew Living who owns and runs the business is proud to have been chosen as the Student Apprentice of the Year at Camborne College in 2009.

Since they were first established, they have built up an enviable reputation for the quality of their work which is very much to their credit.

The company have a wide customer base throughout Newquay and beyond. They are specialists in both domestic and commercial installations and maintenance.

Being a NAPIT approved contractor you can be assured their work is carried out to the highest standards.

For home owners, landlords and commercial customers, they will carry out full electrical inspections, periodic checks, as well as rewire and portable appliance testing. No job is too big or too small.

The company aim to offer homeowners and businesses a complete and fair service and their customers can have complete peace of mind in all the work they carry out.



They regularly undergo reviews to ensure they are fully aware of the latest changes within the industry and are always working within these guidelines.

If you have a problem with your electrical circuits, or maybe you are buying an older property, then you should contact Living Electrics and ask them to carry out a full inspection.

They can provide maintenance and installation services and will design and install the correct solution for your needs.

Living Electrics

Tel: 01637 444 555

Mobile: 07877 444 777

Email: matt934@hotmail.co.uk





A LEE FOR ALL YOUR PLUMBING AND HEATING NEEDS

A Lee Plumbing is a locally based company with countless years of knowledge and experience.

Alan Lee who owns and runs the business is friendly and responsive to his customers needs. He appreciates the fact that a great deal of his work comes from personal recommendations which speaks volumes for the standard of his work.

Being "Gas Safe" registered means that you can have complete faith in all work carried out and one telephone call will ensure that you will receive all the assistance, advice and guidance you require.

The business offers the home owner a complete service from design and advice, modernisations, boiler servicing repairs, replacements and full gas central heating installations.

In addition to offering a full and comprehensive service regarding gas, the business carry out plumbing repairs and maintenance and provides their customers with a wide range of services.

They are fully qualified to carry out Gas Safety Inspections which are a legal requirement for all landlords and they are qualified in all aspects of natural gas.

Legislation concerned with gas has recently changed and the Local Authority Building Control will have to be informed when relevant gas work is undertaken.

This includes the installation or exchange of central heating boilers. Work must be carried out by an approved installer. A Lee Plumbing have all the relevant approvals and certification.

All work is fully guaranteed and they offer a free survey and quotation service. Gas is dangerous and it is better to be safe than sorry when it comes to anything to do with it.

Your gas, plumbing and heating can sometimes cause no end of problems, however, rest assured A Lee Plumbing are just a phone call away and are always pleased to assist you from a simple repair to a full Central Heating Installation.

A Lee Plumbing

Tel: 01637 555 666

Mobile: 07863 777 888

Email: info@aleeplumbing.co.uk





HERE FOR WHEN YOU NEED A LITTLE HELP

Once you have moved into your new home, it will not be long before you will want to stamp your own individuality on it and your garden is often the biggest singular space available to you and your family.

This area should be treated as an outdoor room with huge potential for many uses depending on your lifestyle – relaxing, eating, playing and entertaining.

In order to create a garden which is both functional and beautiful, you may wish to contact PM Landscapes.

With over 15 years experience, PM Landscapes is a family run business and are passionate about delivering high quality landscaping solutions. They undertake a wide range of projects, both domestic and commercial, throughout Newquay and the surrounding areas.

They pride themselves on designing interesting and exciting gardens that incorporate features such as:

- Hard and Soft Landscaping
- Garden Design
- Paving
- Patios
- Brickwork
- All Tree Work undertaken
- Turfing
- Fencing
- Garden Maintenance and much more

Along with their experienced landscaping knowledge they can offer their clients a complete

landscaping package using the best materials available which are often locally sourced.

PM Landscapes can also advise on plant aftercare and garden maintenance. They offer a bespoke service, specifically tailored to meet your requirements whether it is general maintenance or to keep hedges in trim and borders maintained.

Their team of qualified landscapers pay great attention to detail and the company has a very thorough quality control policy and comprehensive company insurance. All their work is fully guaranteed.

For a beautiful and functional, well maintained garden, contact PM Landscapes or alternatively visit their web site at www.pmlandscapes.co.uk



PM LANDSCAPES

5 Uplands Road, Newquay, TR7 5HY

Tel: 01637 123 456

Mobile: 07812 333 333

Email: pmlandscapes@hotmail.co.uk

www.pmlandscapes.co.uk

BANK VETERINARY SURGERY

When you are moving home, one of the most important considerations to make is who will look after your pet.

At the Bank Veterinary Surgery they can treat anything from a hamster to a large dog and irrespective of their size they will receive the best care and attention.

The philosophy at the surgery is to treat all the animals as if they were their own. They pride themselves on the level of their service.

The practice is a friendly, approachable veterinary care service that is available for consultations by appointment Monday to Saturday lunchtime inclusive.

They have comprehensive diagnostic and therapeutic facilities that can cope with almost anything. To compliment this they provide their own emergency service.

They have their own in house laboratory, x-ray, ultrasound, endoscopy and surgical facilities. This is all backed up by a team of qualified and caring nursing staff. For a comprehensive list of their services, visit their website at www.rockviewvets.com

Like most things in life, the cost of giving proper advice, guidance and treatment does not come cheaply, especially as your pet becomes older and more prone to illness.

You may, therefore, be well advised investing in a plan to insure you against these unexpected costs. There are many different policies, all of which are very straight forward and well worth investigating. If you need any help or guidance, the staff at the surgery will be pleased to help.

Bank Veterinary Surgery strive to provide a very high standard of professional expertise, in a caring and friendly environment. Without doubt, they are the vets your pet would choose.

10 Tremodrett Road, Roche, Newquay, • TR26 8JA Tel: 01637 123 456 • Email: info@rbankvets.com • www.bankvets.com



CHECK IN AND CHILL OUT

Whether you are looking for a hotel to stay at while you are house hunting, or you need that special venue for a perfect holiday, look no further than the [Newquay Beach Hotel](#).

The four star hotel has recently been revamped and turned into a lifestyle boutique hotel and consists of 71 contemporary luxury rooms and suites.

The economy and standard rooms are steps away from the beach, the rooms located on the second and third floors provide you with a private sweeping balcony to enjoy stunning ocean views of Newquay's Fistral beach. Not forgetting the Fistral Suite, which has a triple aspect balcony and a private hot tub with an amazing view.

For those of you who prefer a more relaxing break, the hotel offers a tranquil haven with a vibrant beachside restaurant offering fine dining and also a trendy lounge bar.

With carefully-styled architecture and an interior that balances urban and beach-infused themes, Newquay Beach Hotel is a high quality hotel with a blissfully relaxed atmosphere, making it the perfect place to relax and unwind.

Newquay Spa

At the heart of the Newquay Beach Hotel is the Newquay Spa. This is a dream come true for those who are in need of some pampering and replenishment in one of the nine exquisitely designed ESPA treatment rooms. There are a range of his and her therapies for you to take advantage of.

Whatever your personal requirements, you will find the Newquay Beach Hotel and Spa more than capable of satisfying them. You will also find you will want to visit time and time again.

For more information on our latest hotel and spa breaks, please visit our website www.newquaybeachhotel.co.uk or alternatively contact us on 01637 123 456.

NEWQUAY BEACH HOTEL

Esplanade Road, Newquay, TR7 1PT

Tel: 01637 123 456

Fax: 01637 888 999

Hotel Email: reception@newquaybeachhotel.co.uk

Spa Email: spa@newquaybeachhotel.co.uk

www.newquaybeachhotel.co.uk



HOMEBUYERS CHECKLIST

Checklist 1 - The Buying Cycle

Enquire about Mortgage availability
Make an offer on the property
Nominate a Solicitor to act for you
Obtain Removal Quote
Exchange Contracts
Completion Date agreed

Checklist 2 - Essential Contacts

Electric Company
(Final reading at old property)
(Connection at new property)

Water Company

(Inform both old and new)
Book Your Removal

Gas Company

(Final reading at old property)
(Connection at new property)

Phone Company

(Disconnect at old property)
(Connection at new property)

Checklist 3 - Important Contacts

Family
Store Cards
Sports Clubs
Chiropodists
TV Licence
Employers
Credit Cards
Milkman
Opticians
Council Tax
Building Society
AA/RAC etc:
Dentist
Post Office
Bank
DVLA
Doctor
Hire Purchase
Vets
Friends

Checklist 4 - What to take with you on the day of the move

Food and Drink
Light Bulbs
Vital Documents
First Aid
Jewellery
Bin Liners
Toys
Spare Clothes
Eating Utensils
Cooking Utensils
Bed Linen
Credit Cards
Medicine
Washing Up Liquid
Toilet Paper
Cash/Cheques
Essential Tools
Soap

BUDGET CHECKLIST

Monthly Income Figures

Your Monthly Salary

Partners Monthly Salary

Any Overtime/Commission

Any Other Income

Total Monthly Income

(A)

Disposable Income

Box (A) minus Box (B)

Your mortgage provider will advise you how much you can borrow.

This is dependant upon a number of issues: Size of deposit, monthly expenditure etc.

Monthly Expenditure

Gas and Electricity

Telephone and Mobile Telephone Bills

Council Tax

Food and Drink

Entertainment

Credit Cards and Store Cards

Other Standing Orders and Direct Debits

Hire Purchase Payments

Insurance Policies and Pension Plans

Travelling Expenses

(Petrol/Road Tax/Insurance/Running Costs)

Family Clothing

Savings for Holidays or Savings Plans

TV or other Licences

Any Other Expenses

Total Monthly

(B)

This Guide to Moving Home has been prepared by
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