

THE coastal

HOUSE | ESTATE AGENTS

A Guide To Moving Home



All about The Coastal House Estate Agents

The Coastal House Estate Agents are refreshingly different to other estate agents you will come across. That is because the unique combination of our people, our marketing of properties and our company, aims to give you the very best service available, whether you are selling, buying, or both. We believe it is an unbeatable package which makes moving easier - and more enjoyable too!

At The Coastal House, they realised a long time ago, that when instructing an Agent to market your home or business premises, you are looking to achieve a relationship and rapport that is based on honest communication and trust.

When choosing The Coastal House as your Agent, you are choosing people that are highly trained to the most professional and ethical of standards, as well as utilising the full resources of a team that is firmly on your side.

Whether you are selling or buying, our friendly staff will listen carefully to your needs and use every endeavour to meet your highest expectations. To ensure you receive a high standard of Customer Care and bring your transaction to a successful conclusion, we bring together modern methods and traditional values, whilst always working to our Professional Codes of Conduct.

We have very flexible appointment times, and subject to prior arrangement, you may view our extensive Portfolio 7 days a week, at a time to suit your diary.

For all your Residential and Commercial Property requirements across South Devon, discover the benefits of using The Coastal House by contacting our Offices.



Why choose The Coastal House Estate Agents?

Trustworthy

As we are members of several accredited bodies, you will be dealing with a regulated organisation managed by qualified professionals at the forefront of the industry.

Style and Substance

Our contemporary style and branding has become synonymous with high standard market leading services and consequently offers elevated visibility for your property and greater results for us both.

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.

Local Presence

With our landmark offices in Dartmouth and Kingswear and our extensive first hand local knowledge, there is no one better placed to represent you and promote the sale of your property.

Buyers

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



Marketing

Modern technology enables us to process a client's property and have it not only on the web, but also on our database and in the hands of our buyers within a matter of days.

The package includes high resolution digital photography for use on the website and in magazines and newspapers, accurate and detailed floorplans, aerial views, location maps, production of on-line printable colour brochures together with off-line details, plus copywriting and distribution of advertisements to be displayed in press advertising.

Constant research allows us to offer our clients some of the most innovative developments and advances in technology ahead of our competitors, from SMS to Email Property Alert.

Where to invest time and money before marketing your property

It is a known fact that a buyer makes up their mind within 10-15 seconds of walking through the front door. With our experience in both the market place and offering interior design solutions, we can help you achieve a quicker sale.

Preparation and empathy are the keys. When you like a property, you start to imagine living there. Part of our job is to work with vendors to help remove the barriers to that process, then to show you, the buyer, what physically exists and crucially, in achieving the best price for the vendor - to show the potential of the house, how it and your life there, might evolve over the years.

Too few vendors allow time for anything other than stage two - showing the house as it is. As a result, they often set and accept a lower price than necessary, or take what should have been preparatory action only after their house has failed to sell. By that time, any buyers that are interested feel in a strong position to negotiate.

So what steps should vendors take to ensure maximum appeal for their property?



Advice to people buying and selling

Selling your property quickly and gaining the best possible price has got to be a priority for any prospective seller and there are a few simple steps which you can take to improve your chances greatly.

First impressions are very important, your prospective purchaser will form an opinion within thirty seconds of drawing up outside your property. So make sure your garden is kept tidy, a well kept garden usually looks larger and needing less maintenance than an untidy one.

A fresh coat of paint can work wonders to improve the appearance of your front door and window sills. Make sure the interior of your home is free of clutter. Consider short term storage options to allow your rooms to show off their true size and allow potential buyers a clearer picture of how a room could look to them.

The smell of flowers can make a room feel more welcoming as can a warm home in Winter and open windows in the Summer.

If you are showing people around your home try to be as helpful as possible and answer all their questions truthfully. If you have a dog or cat try to keep them isolated when people visit as not everyone likes animals.

There are very few purchasers who buy the home of their dreams and do not want to change anything. All too often when you view a property you see it as it is, not as what it could be.

The best way to view a property is to use the viewing record page in this guide. List all the positive and negative points of the property and your feelings about it.

Then in your own time sit down and work out how much it will cost you to alter the property to your own tastes and requirements. The businesses featured in this guide are there to help you do this.

At the end of the day the choice is yours, however in my many years I have seen so many property transformations which have taken a sad and dilapidated property and turned it into a home anyone would be proud of. Think on, see the future, not the present.





Clear and Concise Financial Planning

Clearwater Financial Planning are situated in Kingsbridge. They provide a professional service designed to provide clients with an overview to plan all their financial affairs, to build and preserve their long term prosperity.

They provide a full range of solutions; on the complexities of achieving a successful investment strategy, estate planning to preserve your families wealth, helping clients purchase their homes, family and business protection.

At Clearwater Financial Planning all client's needs and objectives are individually tailored to suit.

Carefully creating solutions, they offer an extensive range of advice in the areas of: **Investment planning, Retirement solutions, Tax planning, Protection and Home Buying.**

They have close links with other professional establishments, including highly respected accountants, law firms and stockbrokers giving their clients a depth of resource and expertise.

For more information visit their website or make an appointment with one of their fully qualified financial planners who welcome the opportunity to spend the time ensuring that you and your family have an effective strategy in place to protect and build your wealth.

56 Fore Street, Kingsbridge, TQ7 1NY
Tel: 01548 856 096
Email: info@cw-fp.co.uk
www.clearwaterfinancialplanning.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, carrying out an extension or an alteration, or possibly you just wish to see how to maximise the potential of your property.

BBH Chartered Architects have over 35 years experience as a RIBA Chartered Practice in Dartmouth and are a respected local architectural practice who are recognised for many well-known projects throughout the South West. Recently they received the Judges Special Award as part of the LABC Building Excellence Awards South West 2014. They undertake primarily residential projects, but also undertake industrial, commercial, business and retail commissions.

They should be involved from the earliest stages of your project, as they are able to offer you the benefits 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.

When you contact them, they will explain how they can help you gain more space, or make better use of your existing space. Their initial consultation is free, at which point they will discuss with you any planning or building regulation constraints, discuss ideas on layout and design and advise you on a suitable budget.

They will discuss your needs in detail and then produce a feasibility 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 approval.

BBH 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.

They will advise on the appointment of a suitable contractor, and undertake project management whilst the contractor is on site.

BBH are more than happy to provide a full service from start to completion of a project, or any part of this the client wishes. No project is too small or too large for BBH to become involved with.

BBH Chartered Architects (Dartmouth) Limited will offer a dedicated architectural service and have the experience, knowledge and professionalism to enable them to provide realistic and inspired solutions to satisfy all of your building requirements. BBH Architects take pride in producing designs and results of which all involved can be proud.

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

BBH Architects 
Chartered Architects, Dartmouth, UK

9 Duke Street, Dartmouth, Devon, TQ6 9PY

Tel: 01803 834 076

Email: office@bbhdartmouth.co.uk

www.bbhdartmouth.co.uk





Moving with the times

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.

Burrows of Dartmouth are a family run business and can assist in household and commercial removals throughout Dartmouth and also nationwide. The company has all the skills, equipment and experience you will ever need plus over 26 years experience. They are experts in negotiating through the narrow streets of Dartmouth and Kingswear.

They offer their services to both domestic and business clients and can move a whole home or just a single item. Burrows of Dartmouth are fully insured and also include goods in transit insurance for any accidents, giving you total peace of mind.

The company offer the following services:

- Domestic and commercial removals
- Domestic and business deliveries
- Full or part packing service available if requested
- House clearance
- Difficult access specialists
- Free written estimates
- Delivery nationwide/Occasional drop offs in France
- Hourly rate

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 full time, 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.

Burrows of Dartmouth have the answer and can highly recommend a self storage facility within Dartmouth. This is a secure and modern storage facility, where you can store your items on a short term or long term basis.

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 Burrows of Dartmouth. They have the experience to make sure everything goes to plan.

Burrows of Dartmouth

Tel: 01803 833 749

Mobile: 07714 214 969

Email: info@burrowsremovals.co.uk

www.burrowsremovals.co.uk

Making your house a home

With over 15 years experience in the building trade and over 6 years as a HETAS qualified wood burning stove installer **I.G. Prince** provides a variety of personal and bespoke services to improve and enhance your home and garden. These include:

- Wood burning stove supply and installation
- Wood fired pizza and bread ovens supply and installation
- Wood burning stove servicing, repair and sweeping
- Chimney repair and rebuilding
- Bespoke green oak porches, garages, verandas and garden rooms

After an initial telephone conversation they will visit your property to complete a free site survey and following that a full no obligation written quote will be provided.

I.G. Prince can offer advice on the right stove for your home and they specialise in Charnwood and Termatech stoves, although they can supply and provide advice for other wood burners including existing wood burners already installed at your property. As a HETAS qualified installer they will also ensure that your wood burner meets all building regulation and safety requirements.

I.G. Prince also specialise in supplying and fitting Vitcas wood fired pizza ovens which make a fantastic addition to any outdoor space, and can also be fitted inside too.

Once a wood burner is fitted I.G. Prince's services do not end there. They carry out building and repair work on chimneys as well as servicing and repairs to any wood burning stove.

I.G. Prince also design and build bespoke green oak structures. They can fit wood burning stoves into any garden room which means use of your garden for the summer months and beyond.

I.G. Prince provides honest and experienced advice along with a personal service using the highest quality products and materials. Call them today to discuss your requirements.



Tel: 01626 330 891

Mobile: 07540 115 502

Email: igprince2011@gmail.com

www.stoveinstall.co.uk







Concentrating on the important things in life

Does your home feel tired and lifeless? Does your new home feel not quite right? Do you feel bamboozled by the endless choices to be made? Which fabric should adorn your windows and other soft furnishings; paint options; wallpaper selections and so much more!

Maybe now is the time to enlist the help of [Eliza Price](#), whose skills and experience will make all the difference. Offering a bespoke design service that is both personal and unique where relationships with clients are a top priority.

Operating from a beautiful showroom nestled in the South Hams, Eliza Price boasts an extensive fabric, paint and wallpaper library. Within this oasis of creativity, colour schemes are brought to life, fabric texture and design matched, shape and scope for inclusion of the complete project are all considered.

Their services include:

- Soft Furnishings
- Curtains and Blinds
- Accessories
- Upholstery
- Furniture
- Paints and Wallpapers
- Lighting
- Rugs

They have a reputation built on their adept understanding of Clients needs and wishes and translate these aspirations into a reality. An understanding that it is the accessories and soft furnishings that will often make or break the harmony and balance of a room.

The Eliza Price in-house team uniquely offer a bespoke service of exquisitely hand sewn soft furnishings ensuring every item is tailor-made to fit and hang perfectly.

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

Just a call away, make an appointment today. Eliza Price will come to your home or you can visit their lovely showroom where fresh coffee and friendly professionalism will welcome you to discuss your interior requirements.

elizaprice
interiors

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Nomad Construction Ltd – 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.

Nomad Construction Ltd with over 20 years experience come highly recommended and have a wide range of building services available, including all the traditional disciplines of extensions, alterations, refurbishments, new build and complete property maintenance.

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, they are open to change and consider themselves as forward thinking and progressive in their attitude.

The building industry and their code of practice is constantly under review and subject to change. Nomad Construction Ltd always ensure they operate within these guidelines.

Nomad Construction Ltd are regulated by the Federation of Master Builders and are a business which thinks their customer is their most important asset, they have adopted certain standards which they believe are 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 is completed in the correct order.

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

Last, but not least, they will never leave a task until the customer is satisfied with the work carried out. If you are looking for a building contractor, you would do well to contact Nomad Construction Ltd.



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Blackawton, Totnes, TQ9 7BG
Tel: 01803 712 719
Mobile: 07855 355 592
Email: office@nomadconstruction.co.uk
For all enquiries contact: louise@nomadconstruction.co.uk
www.nomadconstruction.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 [Dartmouth Gardens](#).

Dartmouth Gardens is a company who are passionate about delivering high quality landscaping solutions. They undertake a wide range of projects, both domestic and commercial, throughout Dartmouth and the surrounding areas.

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

- Block paving
- Fencing services
- Decking
- Garden design and maintenance
- Hard and soft landscaping
- Lawn mowing
- Seeding
- Site clearance
- Pressure washing 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.

Dartmouth Gardens 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, functional and well maintained garden, call Dartmouth Gardens today... you will not be disappointed.

DARTMOUTH GARDENS

200 Britannia Avenue, Dartmouth, TQ6 9LG

Tel: 01803 832 791

Mobile: 07751 077 345

Email: info@dartmouthgardens.uk

www.dartmouthgardens.uk

Academic Excellence within a warm, family atmosphere

Children deserve the best and at **St Christopher'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 Christopher'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.



Mount Barton, Staverton, Totnes, TQ9 6PF,
Tel: 01803 762 202
Email: office@st-christophers.devon.sch.uk
www.st-christophers.devon.sch.uk





A warm welcome awaits...

Blueriver Cottages provides some of the very best holiday lettings in the UK. Their aim is to provide a personal, professional and competitive range of property letting and management services to both holiday and residential customers alike.

Based in Dartmouth, Blueriver takes its name from the beautiful River Dart, one of several stunning natural watercourses in South Devon. They are dedicated to providing the highest quality of service and the finest selection of properties in Dartmouth and across South Devon. Each and every property is inspected to their high standards before being made available.

Blueriver know how lucky we all are to be living in an area of outstanding natural beauty and with 20 years experience of South Devon and the self catering market, you can be assured that they will provide the best service.

Most Blueriver properties are based within Dartmouth and the surrounding towns and villages of the picturesque South Hams.

Dartmouth - Steeped in history, surrounded by beauty, Dartmouth is the perfect holiday destination for any age.

Kingswear - Boasting some of the most beautiful views of Dartmouth and is the perfect place to enjoy some of the most stunning walks in South Devon.

Salcombe - One of the most sought after areas with its stunning location, making it perfect for a family holiday.

Brixham - One of the UK's busiest fishing ports. Steeped in history and amazing tales of pirates and smuggling, Brixham offers an array of natural adventures.

Paignton - With its long sandy beaches and colourful pier makes it very popular with families.

Torquay - Known as the 'Queen of the Riviera,' it is the largest of the three towns situated along the 22 miles of stunning coastline that makes up the English Riviera.

Slapton - Situated mid-way between Kingsbridge and Dartmouth within an area of outstanding natural beauty. It is best known for its preparation for the D-Day invasion of June 1944.

Torcross - Located at the end of Slapton Sands shingle beach, it is a great spot for walking, swimming and bird-watching.

Such is their reputation, they are proud to say that the majority of their bookings are return guests and word of mouth bookings.

Quite clearly, they should be the first point of call for anyone looking to rent a holiday let in the area irrespective of the length of the term required.

Blueriver Cottages are also selective in the type of properties they market and making the prices realistic. They believe it makes far more sense to have properties with quality bookings in place rather than have empty weeks because the property is priced too highly.

For more information, visit their impressive showroom on 6-7 Hauley Road in Dartmouth and pick up their detailed brochure, or alternatively visit their website for more detailed information regarding holiday lettings.

Blueriver

Cottages

6-7 Hauley Road, Dartmouth, Devon, TQ6 9AA

Tel: 01803 833 682

Email: info@bluerivercottages.co.uk

www.bluerivercottages.co.uk

Blue Chip Holidays

Blue Chip Holidays offer 4 and 5 star holiday properties in some of the UK's most beautiful settings. Their portfolio includes over 1000 self-catering holiday homes across Devon, Cornwall, Dorset, the Isle of Wight, Somerset and Yorkshire.

From cosy cottages tucked in the countryside to quirky barn conversions with their own unique character, Blue Chip carefully select every property to ensure that it is a special home from home that their guests will love. They love beachside homes with breathtaking sea views (in fact they love breathtaking views in general) and they welcome everything from romantic retreats to those properties that have room for the whole clan.

The company's dedicated team of regional Portfolio Development Managers work closely with their owners from the first meeting right through to the day the property opens for bookings and their owner portal means that every owner can sign in to their personal login area and track their bookings 24/7.

Blue Chip Holidays have strong connections with the national press, and they regularly feature in newspapers such as The Times, The Daily Mail, The Daily Express and Coast and Country Walking.

Join Blue Chip's expanding portfolio and you will receive your first five bookings commission-free.

Simply email businessdevelopment@bluechipholidays.co.uk or call 0333 414 9434 and quote the code COASTAL05.

Full terms and conditions can be found at www.bluechipowners.co.uk/coastal-house

blue chip
HOLIDAYS .CO.UK

1 Cranmere Court, Lustleigh Close,
Marsh Barton, Exeter, EX2 8PW
Tel: 0333 414 9434
Email: businessdevelopment@bluechipholidays.co.uk
www.bluechipowners.co.uk/coastal-house



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 for THE COASTAL HOUSE of DARTMOUTH & KINGSWEAR
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Whilst it is believed that the editorial features included in this Guide are representative of the businesses appearing, no responsibility will be accepted by THE COASTAL HOUSE or GLARIC CONSULTANCY LIMITED in respect of any products or services supplied by them.

Viewing Appointment Record

Date	Address	Price	Comments



Dartmouth

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Devon, TQ6 9NG

Tel: 01803 835 788

Email: info@thecoastalhouse.co.uk

Kingswear

7 Fore Street, Kingswear
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