

Professional Approach To Dealing With Property

# ALL ABOUT Carter Shaw

Carter Shaw Estate & Letting 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 Carter Shaw, 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 Carter Shaw, 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, Lettings and Commercial Property requirements across Poole, discover the benefits of using Carter Shaw Estate & Letting Agents by contacting our office.

### Meet The Team



George Lawrence – Sales Director

E: George@cartershaw.co.uk

M: 07557448523

George began his career with a small independent, Bournemouth based estate agency in 2006. He was a fast learner and very quickly gained the respect and favour of his colleagues and clients. George moved through the ranks at great speed and spread his wings in 2008 in the want to experience the inner workings of a corporate estate agency.

George spent the next few years honing his talents in property sales and relationshipbuilding in the Dorset and Hampshire regions; developing a standard of excellence in his property negotiation skills.

In 2012 George returned to the original agency he began with to help with a transitional restricting period. He has always had a desire to run his own agency and the opportunity came at the start of 2015 with Carter Shaw to set up and run the sales business with Matt Small.

In September 2012 George was featured on the front page of The Sunday Times 'Money Supplement;' he was the main contributor to an article giving advice to millions of potential first-time buyers on 'How to get on the Property Ladder.'

George was born in London but moved to Parkstone at an early age attending Courthill First School and Baden Powell & St Peters middle school, and giving him a sound knowledge of the local area.



Robert Rudge – Sales Manager

E: Robert@cartershaw.co.uk

M: 07955078679

Rob has worked for a large corporate estate agency since 2009 and during that time quickly worked his way up to managing one of their busiest and most successful offices. He prides himself on always providing the best service to his clients.

He has worked in Parkstone for over 7 years and has gathered a wealth of local knowledge. Rob was awarded for his excellent service within estate agency when he was asked to represent the country's largest estate agency groups at their annual awards ceremony. In his private time Rob enjoys spending time with his girlfriend and 4 year daughter.



### WHY CHOOSE CARTER SHAW?

### 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 office in Dorset 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.









# LETTINGS, RENTAL AND PROPERTY MANAGEMENT

Carter Shaw Estate & Letting Agents have a dynamic and highly professional residential rentals and management department. The rental department is able to offer to prospective tenants, a wide range of properties, from townhouses and country cottages, to contemporary apartments and executive style properties.

We manage an extensive portfolio of properties and can offer professional advice on all aspects of letting from suggesting which properties to buy, maximising the yield and how to comply with HMO regulations.

We are dedicated and committed to providing an outstanding service to both landlords and tenants.

We are able to offer prospective landlords a range of services, including marketing appraisals, advice on safety regulations and relevant legislation and offer a choice of a fully managed service or tenant find only.

We are members of the Tenancy Deposit Scheme and the Ombudsman for Estate Agents Scheme for Residential Lettings.

Our rental department will be able to advise you on all aspects of letting your property including:

- Preparing your property for letting
- Maximising market value
- Understanding lettings legislation
- Letting procedure/landlord security
- Tenancy Deposit Schemes

If you require your property to be let and managed, we will oversee the following:

- Rent collection
- Quarterly property inspections
- Maintenance and repair
- Legal matters
- Tenants deposits and payment of accounts
- Legal and rent protection available

### Reassuringly professional legal advice

Chester & Co Solicitors is a progressive firm of solicitors who were founded in 2000 by John Chester. They have experience across a wide range of legal services, including helping people buy and sell property.

They are fast gaining the reputation for being one of Bournemouth's leading conveyancing law firms and for the quality of their service based on their understanding and commitment to fulfilling their clients wishes.

They have become known for providing a particularly personal service and always keep their clients updated on the progress of their transaction. Chester & Co also respect the fact that to attract new clients and keep up their large percentage of repeat clients they must be effective, progressive in their approach and understanding in their attitude.

Their aim is not just to serve the needs of their clients on a one off basis, but to encourage the client to return to them whenever they need specialist legal advice.

They are proud to offer a set fee for conveyancing matters meaning that their costs are completely transparent.

Chesters & Co Solicitors are delighted to announce that they have recently become CQS accredited.

The Law Society's Conveyancing Quality Scheme (CQS) provides a recognised quality standard which means that their clients as well as lenders, regulators and insurers can be assured of a level of credibility.

Like all good solicitors they recognise the need to specialise and Chester & Co Solicitors have a dedicated team of professionals able to offer specialist advice across a broad range of legal issues.

Their services include:

- Residential Property
- Commercial Property
- Landlord and Tenant
- General Litigation
- Lease Extensions
- Transfer of Equity
- Wills and Trusts plus much more

The house buying and selling process can be a minefield and there are a host of different processes which have to be covered.

Chester & Co Solicitors will keep you informed of each step and make sure that you understand just what is happening.

This is just an example of how the practice views the relationship between their clients and themselves. It is a partnership where everyone benefits from the final outcome.

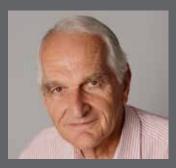
Chester & Co Solicitors have learnt over the years that situations in life are rarely black and white which is probably why they believe that they are a law firm who really stand out from the crowd.





### CHESTER & CO MEET THE TEAM...

SOLICITORS



#### JOHN CHESTER - PARTNER

John Chester founded Chester and Co in 2000 having been a Partner for several years at D'Angibaus in property and private clients. His steadiness and desire to help clients sets him apart, with his clients values and his straight talking no nonsense approach to matters. Having qualified in 1980 and having enjoyed a varied and international career, John now deals with wills and probate matters and is always on hand with wise words of advice when needed in property matters.



#### LUCY LAVERACK - PARTNER

Lucy was Called to the Bar in 2007 and spent two years working as an Advocate in Civil Litigation across the Western Circuit. Through taking the QLTT, Lucy transferred across to join the roll as a solicitor and joined Chester & Co in 2012.

Becoming a Partner in 2015, Lucy specialises in property law. She has enjoyed moving the practice forward to new offices and developing a first class property team that is fast gaining a reputation for efficiency and service.



### HOLLY WAKENSHAW - PARALEGAL

Holly has been a Paralegal at Chester & Co Solicitors since 2014 and is studying through CILEX to become a qualified Conveyancing Legal Executive.

Holly brings experience from a busy Northampton firm where she found her passion for conveyancing before moving to Bournemouth to pursue a new adventure with Chester & Co.



KARA ORAN - PARALEGAL

Kara studied Law at Reading University graduating in 2013. After taking some time out to raise her two children Kara returned to work in 2015. Having joined Chester and Co recently, from a highly regarded local law firm, she has already developed excellent experience in both leasehold and freehold matters. Kara is now studying towards her CILEX qualification and is due to complete her studies next year. In her spare time Kara enjoys spending time with her children and socialising with friends



LAUREN KERR - LEGAL SECRETARY

Lauren is currently studying LLB Law at Bournemouth University and is in her placement year having moved to Bournemouth from her hometown in Kent.

With hopes of branching out of Europe after finishing her degree, Lauren can eat as much as she wants, and does not seem to put any weight on!



### SOPHIE LAVERACK - LEGAL ASSISTANT

Sophie works part time as a legal assistant and juggles her career with her devotion to raising a beautiful baby boy.

Always calm and serene, Sophie is a welcomed member to the busy legal team.



# carodesign

### Quality kitchens at affordable prices

If you are looking for something a little bit different, unique even, then look no further than Caro Design.

Their design team can inspire you with a walk through all the latest innovations in kitchen design, from beautiful handleless doors and self-cleaning ovens to clever induction hobs and stylish boiling taps which eliminates the need for a kettle on the worktop.

Caro Design believe in teamwork with the most important player being you!

Your ideas and tastes provide them with the inspiration to create a unique project to transform your kitchen.

They only recommend highly skilled, reputable and experienced tradespeople to ensure that the finished product is up to the highest standards.

Whatever your choice, gloss or painted, contemporary or traditional, laminate, stone or acrylic, Caro Design will design an original layout that takes into account every aspect of space, light and function.

When you buy a kitchen from Caro Design you gain much more than an efficient workspace, you gain a room that is tailored to suit your lifestyle.

It will be tough enough to withstand almost anything you can throw at it, yet still come stylishly equipped to satisfy the most demanding cook.

Utilising their decades of experience they have chosen a select few companies to work closely with, offering a wide selection of doors, appliances, sinks and taps from Schroder Kitchens, Mackintosh, AEG and The 1810 Company.

In this world of mass production it is refreshing to find a company that reminds us that quality and service is still available and with finance packages available, your new kitchen will be at a price you can afford.

232-236 Wimborne Road, Poole, BH15 3DL Tel: 01202 339 910

Email: richard@carodesign.co.uk www.caro.kitchen

### Design Process in 8 simple steps...

### STEP 1

On your first visit to their showroom you will be able to explore each of their 8 displays; looking at the different door styles, finishes, worktops, sinks, taps and AEG appliances. At this stage you can book your free home visit with their team.

### STEP 2 Site survey with designe

Their designer will visit you at home to conduct a consultation where they will measure your kitchen, get more of a sense of the style you are looking for, find out how you use your kitchen and advise on possible solutions. At this stage they will book you in for the presentation.

### STEP 3 Initial design and guotation

Following their site visit and discussion about your requirements, their designer uses their expertise to create the kitchen plan and quotation back in their showroom.

### STEP 4 an and quote presented

Held in the presentation area at their showroom, they will run through your plan and quotation on their 40" screen.

Sample doors and tops are readily available to give you a true insight into how your kitchen will look.

### STEP 5 Installer visit and confirmation

Once you are happy with everything, they will then need to do a home visit with your chosen installer. Following this visit they will make any final amendments and require a 25% deposit to secure the prices and confirm the order.



### STEP 6 Order processing

They will then place your order with all their necessary suppliers.



### TEP 7

Upon arrival, your kitchen will be stored in their specialist, dry and secure warehouse facility until they deliver to your home. The balance payment is due 7 days prior to delivery.











Once you have moved into your new home you will want to make it individual to your own needs and will probably consider that you need fitted bedroom furniture.

Custom World is a local company, manufacturing and fitting furniture since 1982. Every piece of furniture is handcrafted in their workshop situated behind the Ferndown showroom.

Custom World is the largest fitted bedroom furniture manufacturer and service provider in Dorset and Hampshire.

They are dedicated to providing a professional and personal service to their past, present and future customers in the design and creation of their bespoke fitted furniture.

Almost 50% of customers last year were existing clients or recommendations — a great sign that when you choose Custom World, you are not only buying into a local independent business, but one who will also go above and beyond to meet your furniture needs and desires.





Take Brian for example, from their design team, "The best part of my job is being able to exceed expectations. To look at a space and create a storage solution that they couldn't ever have imagined." Brian commented, "...It's about creating solutions, beyond the colours and materials."

Suzanne (Director) is proud to belong to a company who genuinely cares, "...I love that we don't offer a hard sell. We're here to listen to the needs of our customers and figure out the best possible solution for them."

In these days of mass production where furniture companies dominate the market, it is nice to find someone who will take the time to consult with you and come up with the perfect solution for your situation.

Why not contact them at their showroom and arrange for a designer to come and visit your home, or even visit them in Ferndown and see the quality products first-hand whilst enjoying a cup of tea or coffee!





Why not request that one of their Designers visits your home to discuss any storage solutions, call them for a free no obligation design visit on...

01202 896 816

38 Cobham Road Wimborne BH21 7NP | www.customworldbedrooms.co.uk









# InsigniaBlinds

THE BETTER BLIND COMPANY

Helping you find the perfect blinds, shutters or awnings for your home...

Blinds are becoming an increasingly popular choice for home owners. A good quality blind will deflect a lot of solar radiation during the day, helping to protect our belongings and keeping our rooms cooler in the summer and warmer in winter. During the evening, a blind offers a feeling of privacy and security whilst adding colour and texture to the room, however, it is important to choose carefully.

Insignia Blinds have established an enviable reputation and have a wealth of knowledge and over 20 years experience in this very specialised area. Quality and value for money are synonymous with the business and their extensive range can be viewed at their impressive showroom in Branksome, Poole, Dorset. They offer a comprehensive made to measure and fitting service for ease of mind or you can choose the self fit option. Whichever service you choose, you can be assured that your blinds will be custom made to meet your requirements and you will be kept up to date every step of the way.

### Wide selection of styles and colours to choose from.

The finishing touch is usually the window covering and having the right colour and texture of blind can make all the difference to the ambiance of the room. It is therefore a smart move to take advice from an expert who can help you make the right decision. **Insignia Blinds** offer an impressive selection of styles and colours to choose from, with a 2 year guarantee with all their blinds and a 5 year guarantee with all awnings. Awnings are made to measure and fully fitted with the option of an electronic open and close function. Awnings installed by Insignia Blinds require a minimal amount of maintenance meaning that once installed, you can enjoy a hassle free operation.

**Insignia Blinds** has a proven track record of supplying high quality products to many satisfied customers throughout the United Kingdom. Why not call or visit them for a free no obligation quote on a vast selection of top quality blinds, shutters and awnings at very competitive prices.

Insignia Blinds 1-7 Ashley Road, Branksome, Dorset BH14 9BS
Telephone: 01202 741671 Email: sales@insigniablinds.co.uk www.insigniablinds.co.uk

Do not pay anything more or settle for anything else than blinds from Insignia Blinds.

Venetians • Rooflite • Romans • Rollers • Multishade • Pleated • Perfect Fit • Blackout • Conservatory • Awnings • Shutters • Pergola • Velux



### InsigniaBlinds

THE BETTER BLIND COMPANY

- Venetians
- Romans
- Rollers
- Multishade
   Shutters
- Pleated
- Conservatory
- Perfect Fit
- Rooflite
- Awnings



### **Better quality**



**Amazing deals NOW** available

\*From £195 per sq metre



### Better service

**VOTED 9.9 OUT OF 10** See what their customers say at

Checkatrade.com Where reputation matters

#### Supply and fit blind...

'The service was first class from start to finish and an excellent product." 10/10

### Provide and fit patio awning...

"Excellent job, very pleased, very professional, efficient and reliable." **10/10** 

#### Supply and fit vertical blinds...

"The staff were informative, courteous and respectful. Quality of blinds was excellent." 10/10

Tailor made blinds to fit YOUR specification...

With over 20 years experience they pride themselves on supplying and fitting quality Residential and Commercial blinds at affordable prices.





Wide selection of styles and colours to choose from; Residential, commercial, internal and external **Insignia Blinds has it all!** 











SELECTED RANGE OF

\*25% Off a selected range of materials with 89mm louvres and standard track

\*Terms and conditions apply

Vist their showroom to see there extensive range or call today to arrange a free no obligation survey and quote

1-7 Ashley Road, Branksome, Dorset BH14 9BS

01202 74167



Email: sales@insigniablinds.co.uk www.insigniablinds.co.uk Open Mon- Fri 9.30am - 5.30pm & Saturday 9.30am - 4.30pm



# YOUR BEST CHOICE FOR WINDOWS, DOORS AND CONSERVATORIES

A visit to South Coast Windows Ltd is highly recommended for anyone who is contemplating replacement windows, doors or possibly a new conservatory.



The business has many years experience and is rightfully proud of the excellent reputation they have built up and with thousands of satisfied customers throughout Poole and the surrounding areas.





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.

Unit 16 Aztec Centre, Nuffield Road, Poole, BH17 ORT Tel: 01202 806 200

Email: info@southcoastwindowsystems.co.uk www.southcoastwindowsystems.co.uk









UPVC

Double, Triple glazed UPVC

Windows and Doors



ALUMINIUM

High quality Aluminium Smart

Doors and Duotherm Windows



### **COMPOSITE DOORS**

Wide range of Composite Doors



All their products have a ten year guarantee and as accredited members of a number of associations they can offer their customer's added security in the knowledge that they are fully protected.

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.

They take on all type's of jobs from domestic work to larger commercial projects, which are carried out to the same impeccable standard, this is why their customers consistently recommend them.



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 South Coast Windows Ltd are one of the most professional businesses of their type and for anyone who is thinking about improving their home, they are definitely worth a visit.

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



### CONSERVATORIES

Variety of beautiful Conservatories to inspire your home



### CLADDING

External Fortex cladding systems with a range of colours



### **One Call Does It All!**

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.

South Coast Property Development have many years experience, come highly recommended and have a wide range of building services available, including all the traditional disciplines of extensions, alterations, joinery, decorating, refurbishments, house builds and much more.

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.

The building industry and their code of practice is constantly under review and subject to change. South Coast Property Development always ensure they operate within these quidelines.

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 be unforeseen 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 South Coast Property Development.

### The Complete Property Maintenance Solution

Buying a home is probably the biggest purchase you will ever make and looking after this asset is essential. There are so many areas which will need maintenance and repair to keep them in top condition.

Failure to keep on top of the basics can be a false economy that will lead to costly repairs in the future.

The answer is to contact South Coast Property Development who are based in Poole.

The business offers total peace of mind when it comes to choosing a quality property maintenance company.

They have built up an excellent reputation in the local area and now receive recommendations from satisfied customers which speaks volumes about the quality of their work.

They are the key to safe and reliable property maintenance and management, covering all aspects of building maintenance and caretaking.

Whatever your requirements they have the expertise to satisfy your needs quickly and to a very high standard. They will agree a price and a timescale which is convenient to you.

South Coast Property Development are a company who are small enough to care and large enough to cope and you would do well to contact them and let them show you what they can offer.

Whatever your need, remember the name South Coast Property Development and you can be assured of a favourable outcome.





## THEY MAKE I.T. EZ!

Computers are now part of our everyday life and it is difficult to imagine how we would ever cope without them. Returning to the days of pen and ink is definitely not an option.

One of the major issues surrounding our computerisation is finding a business that can not only supply and install our systems, but also provide us with first class support when we need it. With over 60 years combined experience, EZ Computer Repair Centre has been established to supply businesses and private individuals with the very best service and advice. They also operate a no fix no fee policy.

Whether you are looking for advice on a new computer or laptop for the home, need a problem fixed quickly, want to learn how to best use your tech, or looking for a complete business IT infrastructure, EZ Computer Repair Centre can help





EZ Computer Repair Centre can supply and install a single computer or a complete system, fully networked and maintained to the highest standards.

They are happy to work in both domestic and commercial fields and for those of you who already have computers they offer fabulous upgrade deals and full business network support packages.

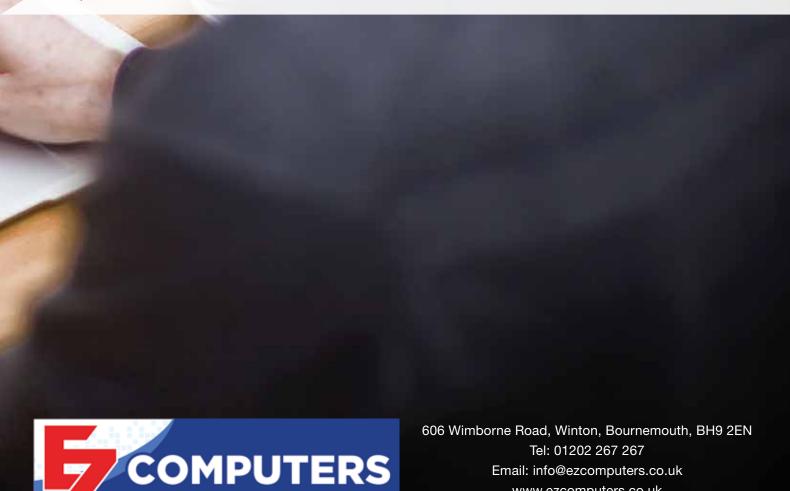
Whether it is a wallet friendly office system to a computer that is ready for an Oculus Rift or maybe a gaming rig... EZ Computer Repair Centre has you covered. They even have a 6 PC LAN gaming network set up and internet café at the shop.

Maintenance is a high priority for all of us and it is not until our system fails to work that we appreciate just how much we depend on it. They offer virus and malware clean-up, data recovery or laptop and mobile phone screen replacements, all the work they carry out is fully insured and guaranteed.

EZ Computer Repair Centre will respond quickly to any call. Their customers are important and they aim to offer them the best possible service.

Whatever your computing needs, EZ Computer Repair Centre are the people to call.

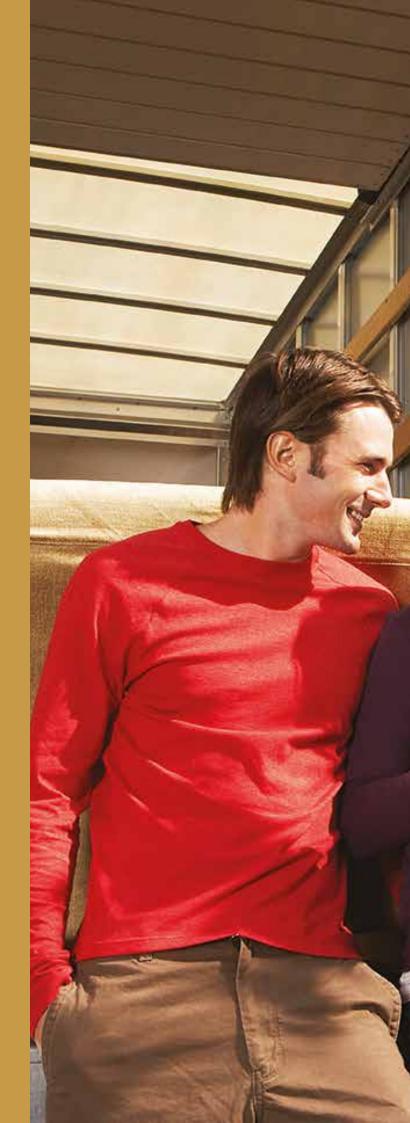
> Email: info@ezcomputers.co.uk www.ezcomputers.co.uk



01202 267267

## MOVING CHECKLIST

Mobile phone provider	
Broadband provider	
Telephone provider	
TV provider	
Gas and electricity provider	
Insurance provider	
Credit card provider	
Bank and/or building society	
Pensions and investment provider	
Loyalty cards	
TV Licensing	
Vehicle registration – DVLA	
Drivers licence - DVLA	
Inland revenue	
Electoral roll	
Doctor	
Dentist	
Optician	
Vet	
School	
Nursery	
Employer	





### BUDGET CHECKLIST

### Buying your new home

Legal fees	f
Mortgage broker fee	£
LBTT (Land and Buildings Transaction Tax)	£
Deposit for mortgage	f
Arrangement fee to lender (if applicable)	f
Additional fees	£
Storage/removal company/ van hire	£
Bridging loan (if required)	f
Total cost of purchase	£

#### Anticipated monthly cost

Mortgage payment	£
Life insurance/income protection	£
Buildings and contents insurance	£
Council tax	£
Total monthly property costs	£

#### **Settling in costs**

Repairs, alterations and decoration	£	
Telephone/internet	£	
Gardening	£	
Fixtures and fittings	£	
Furniture	£	
Curtains and carpets	£	
Total of settling in costs	£	

### NOTES

This Guide to Moving Home has been prepared for CARTER SHAW ESTATE AND LETTING AGENTS of DORSET by GLARIC CONSULTANCY LIMITED, 58 Hove Road, Lytham St Annes, FY8 1XH

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the businesses appearing, no responsibility will be accepted by CARTER SHAW ESTATE AND LETTING AGENTS or GLARIC CONSULTANCY LIMITED in respect of any products or services supplied by them.

### VIEWING APPOINTMENT RECORD

Date	Address	Price	Comments



337 Ashley Road, Parkstone, Poole, Dorset, BH14 OAR

Tel: 01202 744500

Email: info@cartershaw.co.uk

www.cartershaw.co.uk