



A Guide to Moving Home

Welcome to Geoffrey Clapp Associates

Geoffrey Clapp Associates – Where friendly, professional service is key.

We are an independent Estate Agency located in the market town of South Molton, North Devon.

Established in 2007 but with a collective experience of many years in the business, we are now recognised as one of the foremost independent estate agencies in the South West. We have the knowledge and expertise to offer extensive help with the buying and selling of all residential, commercial and agricultural properties which, together with our residential and commercial lettings department, gives us a confidence and ability as estate agents to handle the widest possible range of property. All this combined with our unsurpassed local knowledge delivers to you the advantage of our extensive experience in your move.

Customer care and attention to detail has always been and remains our prime consideration and combining this with a modern, enthusiastic and professional approach makes us a top choice for both buyers and sellers.

Whether you are buying or selling in North or Mid Devon or West Somerset/Exmoor, Geoffrey Clapp Associates Estate Agents will help to make your journey as painless and smooth as possible

Our offices are located on Broad Street, South Molton, Devon (sat nav: EX36 3AB) and we look forward to meeting you.



Why choose Geoffrey Clapp Associates?

We make the difference

There are a host of reasons why you should choose Geoffrey Clapp Associates. Longevity, knowledge, experience, skillful management and above all, we have enviable local knowledge.

However, we also believe there are a number of other reasons and some have been explained below:

Style and Substance

Geoffrey Clapp Associates is built upon a successful combination of combining a modern day and proactive approach to selling property. This is at the heart of everything we do and together with innovative, market leading services we ensure the best for our clients.

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 South Molton 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 frequently results in success.

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

Sell your perfect property

By instructing Geoffrey Clapp Associates to sell your property, you will gain access to a vast number of potential buyers via our ever expanding database. Your property will also be featured on our own website, allowing your property to be seen by prospective buyers looking to move within this area, but also those who are thinking of relocating here.

When you use Geoffrey Clapp Associates to sell your property, you will also benefit from:

- Free no obligation market appraisal of your property.
- Qualified, trained and enthusiastic members of staff.
- Our Agency uses experience to identify potential buyers, with viewings arranged to suit you.
- Competitive fees.
- No sale = No fee and no advertising expenses should you withdraw your property from the market.
- Ever growing database of prospective purchasers.
- Maximum coverage on all the market leading property portals including: Rightmove, Primelocation, Country Life, Findaproperty and Zoopla.

We will do everything in our power to help you sell your property as effectively and quickly as possible.

We appreciate that the selling of your property, be it your home, commercial or investment, is of immense importance to you so, when you instruct and entrust us to handle the sale you can be sure that we will do all that we can to deliver the highest level of service.

A woman with dark hair, wearing a blue blazer, is smiling and holding a large orange sign with the words 'FOR SALE' in white capital letters. The background is a soft, out-of-focus image of the same woman.

What to expect from Geoffrey Clapp Associates

These remain challenging times in the property market and so if you would like help and advice on preparing your property to show it to its best advantage, then we will be delighted to give you our opinion and then, following your instruction, and included within our fees, we will:-

Meet to discuss a marketing strategy and the best time to market your property.

Where appropriate, arrange for an EPC (Energy Performance Certificate, please see separate information sheet)

We will then visit your property to draw up details together with top quality photographs and a floorplan. These will initially be in draft form for your approval and any amendments.

Once the details are approved they will be matched to our existing data base of applicants and mailed/posted to all those to whom it might be of interest. All these contacts are then followed up after a few days.

Your property will go 'live' on all the main internet property portals including Rightmove, Zoopla and PrimeLocation together with our own website. And we will also feature your property at various times in local newspaper advertising.

You don't get lost in the system!

We consider it of vital importance in successful marketing that all members of our sales team see your property so we will arrange for them to visit. It is likely that the person who negotiates your sale will also be the one who sees it through to completion. This results in a high level of consistency and care taken to ensure we get things just right. It also means that you are not just a name on a database - you get a complete one-to-one service, which our customers tell us they love!

Viewings

Whilst we are happy to do all accompanied viewings within normal office hours you may well prefer to do the viewings yourself, after all, no-one knows the property as well as you do! We will fit in with whatever arrangement you would like.

We follow up all viewings and will report feedback to you.

Review

Once your property has been on the market for 6 weeks we will arrange to meet you to discuss progress and review the marketing position, making any changes that are appropriate.

Offers

Once we receive an offer on your property we will contact you immediately in order that negotiations can take place. We will also confirm the offer by letter or email to both you and the applicant.

Sale progress

After your property is sale agreed and solicitors on both sides appointed we will carefully monitor the progress of the sale through to 'exchange' and until completion to ensure that the process is as smooth and stress free for you as possible.

After Sales Review

We take our clients opinions very seriously so after every sale completes we write to them asking for their comments and suggestions which helps us to keep to the forefront of our clients wishes and expectations.

Selling your home

Follow our simple straightforward tips and advice to help make your sale as stress-free and inexpensive as possible. If you are still undecided as to what works and you would like some help in deciding, then call us and we will be happy to come and have a look and give our opinion.

If you can, sell your home first before buying. This way you'll be able to move more swiftly when you decide to buy and this will put you in a very strong position when it comes to negotiating on a purchase.

GET YOUR HOME 'MARKET-READY'

First impressions are important, so check your kerb appeal: tidy the garden front and back, paint window sills and the front door, make sure the house number or name is visible. Perhaps the external walls might benefit from a professional steam clean – much cheaper than repainting and a real 'property facelift'.

Ensure the view through the front windows is appealing too. Rooms inside should be kept tidy (even when you're not expecting a viewing - don't be surprised if people stop and have a good peer into your home to see if it might suit them).

De-clutter - consider putting some possessions in storage, tidy and clean, neutralise animal smells, get someone to take the kids and pets out during viewings.

Finish any DIY projects – viewers want to see a house as a home, to be able to imagine themselves living there. Unfinished DIY jobs, tins of paint and tools left lying around don't look good and can cause people to look around for what else might need attention!

Update - consider replacing kitchen cupboard doors and drawer fronts. Out-of-date bathroom suites can also let a property down, but you don't have to spend a fortune: simply installing new taps or new shower screen, and putting out nice fluffy towels can make a difference.

Paint - a lick of paint can transform a room and bring it up to date. Use the space - a double bedroom has more value than a single, and a single bedroom has more value than a study, so show the rooms off to their best advantage to maximise their appeal.



GCA Lettings

To compliment our already well established residential and commercial sales department and in order to offer a complete property service, we opened our GCA Lettings department. Headed up by Laura Hall, GCA Lettings 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 Geoffrey Clapp Associates as your sole agent your asset will be in professional and caring hands.

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 inclusive service which includes full 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 a thorough inventory will be prepared. We will then look after and manage the property for the duration of the tenancy.

We will register the deposit with an approved Tenancy Deposit Scheme.

We will arrange 'managed visits' to the property.

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 Geoffrey Clapp Associates over any issues with the property.

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, Geoffrey Clapp Associates will then draw up a tenancy agreement, and if required, a thorough inventory.

Following this the first month's 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.

What our clients say

We take our client's opinions very seriously so after every sale completes we write to them asking for their comments and suggestions. The following are a selection of the responses we have received:-

"Every member of staff were helpful, polite and friendly and the whole experience of buying was problem free"

"You all made a very difficult time for me much easier, thank you"

"Outstanding, friendly service from you all"

"Always very helpful and kept me informed"

"Your service was well above the standard we would expect. Excellent listening to our queries and responding to them"

"Great personal service. Felt like one of the family, thank you for selling my property"

"Everyone in the office was so helpful and I would recommend you over any other agent in South Molton"

"Friendly and reliable service with a good sense of humour"

"Nothing to add - your service was second to none"

"My thanks to all of your team, they were all a great help and smoothed many hurdles on the way"

"I was grateful that the viewings were treated with sensitivity knowing the property had been our home for 48 years and knowing it was emotional times. I also appreciated the help in acquiring my new property"

"From day one, you have gone out of your way to help make this happen for us and we are extremely grateful for that"

"Your staff were extremely helpful and their tact and diplomacy were second to none. If we ever need to move again we would definitely contact you"

"Very honest and helpful. What was a difficult situation for the seller was handled sensitively and professionally. Communication was excellent and this was key. If we are to sell in the future, we would definitely consider Geoffrey Clapp"

"Thank you so much for your sheer determination to get us a sale. Your advice, guidance and most especially, for not giving up on our property! It has been a long slog but we've got there. Much appreciate all your support"

Crosse Wyatt Solicitors – For all your legal requirements

Crosse Wyatt Solicitors is a long established law firm based in South Molton, North Devon. The firm originated some 200 years ago and has existed in its present form since 1990.

The firm offers both personal and business clients a comprehensive range of services and can help and advise you in all your legal matters.

The ethos of the firm has always been to provide a professional and high quality service, combined with a friendly approach to help them understand the clients' requirements and solve their legal problems.

Property

Whether you are buying or selling your house, agricultural property or business premises, Crosse Wyatt Solicitors offer advice on all aspects of conveyancing, the preparation of Leases or Tenancy Agreements and other property related matters including re-mortgages and planning.

Wills, Trusts and Probate

When buying or selling a property, many people find it is an ideal time to look at their personal circumstances and amend their Will accordingly. The firm offers a personal and sensitive approach and ensures that your wishes are carried out in a timely way.

Failing to make a Will, or failing to amend and update your Will as your circumstances change could leave your loved ones unprotected. Any advice given will take into account your personal situation and any tax implication which may arise.

For those who have been recently bereaved, the firm is very experienced in handling probate and estate administration in a sensitive and careful manner.

Claims and Disputes

If you suffer an injury or have a dispute Crosse Wyatt Solicitors are here to help you. If an accident occurs at work or while you are driving or as a passenger, the firm has a dedicated and experienced team to represent you.

For all your legal requirements

Crosse Wyatt Solicitors also have experienced solicitors to advise and assist you in various other matters including family law and divorce, the making of Lasting Powers of Attorney as well as agricultural and business law matters.

For more information contact Crosse Wyatt Solicitors today.



7 East Street, South Molton, Devon, EX36 3BX

Tel: 01769 572157

Fax: 01769 573457

Email: enquiries@crossewyatt-solicitors.co.uk

www.crossewyatt-solicitors.co.uk



CROSSE WYATT
& CO





Your local experts in buying and selling a home

Toller Beattie Solicitors are a progressive firm of solicitors who have many years experience across a wide range of legal services, with a particular focus on helping people buy and sell property.

They have gained a reputation for the quality of their service based on an understanding and commitment to fulfilling clients' wishes.

The practice appreciates that people are individuals and have their own requirements. They also respect the fact that to attract new clients, they must be progressive in approach and understanding in attitude.

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

Like all good solicitors they recognise the need to specialise and Toller Beattie Solicitors have a dedicated team of professionals able to offer advice across a broad range of legal areas.

Where buying and selling property is concerned, the practice has extensive experience and is able to offer a wide range of advice on all aspects.

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

Toller Beattie Solicitors will keep you informed of each step and make sure that you understand just what is happening. They even have an on-line system that helps you keep track of your matter 24/7, and you will always get a dedicated person to look after your file.

Toller Beattie's other services include:

- Asset Planning
- Employment
- Planning
- Company Law
- Commercial Property
- Agricultural
- E-commerce
- Wills, Probates and Trusts

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

Toller Beattie
YOUR SOLICITORS

Devonshire House, Riverside Road,
Pottington Business Park, Barnstaple,
Devon, EX31 1QN
Tel: 01271 341 000
Email: solicitors@tollerbeattie.co.uk
www.tollerbeattie.co.uk

Helping new businesses say... “Thank Evans for that”

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.

Evans & Co Ltd is an established accountancy practice serving a wide range of clients, from individual tax payers, the self employed and small to medium sized businesses.

Mr Evans FMAAT is the senior accountant and began working in the field of tax in 1986. Not only will you get substantial specialised technical experience but also valuable business advice based on first hand experience.

Their main office is situated just 1 mile from Barnstaple with on site parking. They do not have expensive high street offices which allows them to be competitive with their charges. They currently employ 7 members of staff who are all committed and experienced in providing the best possible service to each and every client.

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 Evans & Co Ltd 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.

Their services Include:

- New Business Start Ups
- Payroll Services
- Bookkeeping
- VAT Services
- Personal and Business Accountants
- Construction Industry Tax Scheme
- Online Filing
- Tax Advice and much more

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 Evans & Co Ltd today.

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



Tawstock House, Tawstock, Barnstaple,
North Devon, EX31 3HX
Tel: 01271 343 477
Fax: 01271 343 364
Email: ian@evans-accountancy.co.uk
www.accountantsbarnstaple.com





Straight talking advice

Colman Mortgage Consultancy Ltd are committed to providing their best possible level of professional service by searching the whole of the market and selecting the most suitable products to suit your individual needs.

Based in Devon, Julie Colman who owns and runs the business has a great deal of industry knowledge and experience. Julie is FPC qualified and holds the Mortgage Advice Qualification, which means her clients can expect the very best advice and guidance available.

As well as mortgages, they also offer other services such as life insurance, health insurance and income protection.

Colman Mortgage Consultancy Ltd use advanced computer software to research, compare and select the most suitable deals currently available. This means they are able to make arrangements to maximize the benefits for their clients.

If you already have an existing mortgage Colman Mortgage Consultancy Ltd can advise you on realistic alternatives. The mortgage market place is constantly changing and you would be well advised to look at all the options on a regular basis.

Whatever your requirements, you will need to set aside some time to discuss your circumstances. The initial consultation is free and you are under no obligation.

Depending on your instructions they will source a product that is tailored to your needs, and advise on any related life insurance cover and general insurance needs.

You will receive professional advice about where your related mortgage insurance needs are already adequate and where they could be improved.

You will also have their help in deciding how much you can afford and the best way forward. It will all be sensibly balanced in relation to your current income and your prospects.

In almost all cases they are able to make arrangements which clients would be unable to make for themselves.

Whatever your mortgage requirements, Colman Mortgage Consultancy Ltd will do their best to find the correct solution.

**A MORTGAGE IS A LOAN SECURED AGAINST YOUR HOME.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP
REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT
SECURED ON IT.**



2 Stone House, Bishops Nympton,
Devon, EX36 4NY

Tel: 01769 550 709

Mobile: 07766 913 724

Email: julie@colmanmortgageconsultancy.co.uk

www.colmanmortgageconsultancy.co.uk

Specialist Architects in North Devon

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.

RGP Architects is proud to be one of the largest architectural practices in the South West, based in the heart of Barnstaple in Devon, offering a wealth of expertise over a broad client base - from public, private and voluntary sectors.

Established in 1960 by Reginald Gale, who qualified as the youngest architect in the country, the firm still retains the ethos of traditional values and personal service, with family members still active Directors within the practice.

Over the years they have been responsible for industrial, commercial, business and residential commissions.

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.

Their Services include:

Project Initiation Services - site finding, feasibility studies, budget cost advice, conservation and heritage advice, strategic planning and master plans.

Design Services - design team leadership, implementation and direction of the design process, co-ordination of Health and Safety in design, integration of sustainable design solutions, planning and other regulation compliance.

Construction Services - preparation of detailed product information, management of the tender process, project team management and building contract administration.

Support Services - community and public consultation, related graphics and presentation, 2D and 3D CAD visualisations, advice on funding and project procurement.

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.

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 RGP Architects and let them help you.



Victoria Street, Barnstaple, EX32 9HT
Tel: 01271 345 304
Email: rgp@rgparchitects.com
www.rgparchitects.com





Bearnes Hampton & Littlewood - Auctioneers and Valuers

A visit to **Bearnes Hampton & Littlewood** is highly recommended for anyone who is looking for that special item or who is looking to furnish their home with antiques.

They hold a variety of auctions ranging from their quarterly selected sales of Fine Art and Antiques, which include silver, jewellery, ceramics and glass, paintings, clocks, watches and furniture through to their specialist sales of books, maritime, sporting and collectors items. They also hold a weekly sale of antiques and collectors items.

The firm covers the South West peninsula from its auction centre located in Exeter; the capital city. They attract buyers from all over the world who are able to bid online at the firm's major sales.

Although their history stretches back to 1945, Bearnes Hampton & Littlewood was formed in January 2009 when Bearne's and Hampton & Littlewood merged to bring together their complimentary expertise in the fine art auction and valuation market to form the largest fine art auction house in the South West of England.

The business is also a founding member of the Society of Fine Art Auctioneers (SOFAA). They are committed to the highest standards of ethics, probity and performance as well as having a long track record for identifying, valuing and selling fine art, antiques and collectables.

They also offer the following services:

Valuations for probate purposes

The Valuation Department of Bearnes Hampton & Littlewood offer a professional, personal and sensitive service to executors, solicitors and bank trustees ensuring they will take the stress off your shoulders at a difficult time.

Insurance

Whatever the cause of loss, an expert and accurate valuation will help speed up the settlement of any claim.

The weekly Antiques & Collectables auctions are held each Tuesday commencing at 10am. The viewing for the sale takes place on the preceding Saturday 9am - 12 noon and Monday from 9am - 7pm. Visit the website for a more detailed look at the lots on offer.

BEARNES
HAMPTON &
LITTLEWOOD



St Edmund's Court, Okehampton Street,
Exeter, Devon, EX4 1DU

Tel: 01392 413 100

Fax: 01392 207 007

Email: info@bhandl.co.uk

www.bhandl.co.uk

Distinguished English Interior Design

Do you need to improve the look of your property or have you just moved in? Do you need to work on the whole house or transform a room?

Maybe now is the time to enlist the help of a property company with a difference, from planning and design, through build and renovation to the interior design... they turn houses into homes.

Burchell Interiors offer a service that is both personal and unique where relationships with clients are a top priority.

With over 35 years experience, Burchell Interiors create exciting solutions across all sectors, from a fine period piece or a new and modern space or something in-between, Burchell Interiors have got it covered.

They make sure they understand you, your property, how you live, work, your routines and from that your perfect space is evolved making life and living so much easier.

Whatever your requirement, they work closely with each client and will blend favourite styles and colours to achieve the right balance of proportion and style.

This can make the difference between producing a professional rather than amateur look and ultimately saving time, money and expensive mistakes.

They offer their clients a complete design service where they will discuss your requirements and propose options that work for you and the property, at the budget levels as instructed. Full costs for the design, supply and installation of the work to be carried out will be mutually agreed.

Burchell Interiors will fully project manage any work and will liaise closely with yourself at every stage of the process.

They understand that interior design is not just about choosing the correct colour style and fabrics. The importance of detail and quality should be paramount.

They offer a refined and unbiased service that not only provides guidance and enhances your choice, but also allows the opportunity for you, the client, to explore an innovative array of ideas, open new doors and turn your dreams into a reality.

Prior planning and preparation is the key to success and Burchell Interiors will take charge from the planning stage through to completion.

They see any project as a personal partnership between themselves and you. Your ideas and dreams will always be incorporated into any design they propose.

Make your house a home - Call or visit them today... you will not be disappointed!

Burchell & Burchell

Quintessentially English Interior Design
Creators of unique and beautiful homes

Stowford House, East Stowford, Chittlehampton,
Umberleigh, Devon, EX37 9RU

Tel: 01769 540 322

Mobile: 07929 419 406

Email: info@burchellinteriors.co.uk

www.burchellinteriorsltd.co.uk





Unique, Bespoke Design for a lifetime

Many of us will choose to improve our surroundings when we move into our new home, whether this is the kitchen, bedroom, bathroom or maybe the complete interior. Whatever your requirements, it is recommended that you involve a reputable design company at the earliest time.

Burchell Interiors have over 35 years experience in the design, manufacture and installation of special bespoke kitchens, bedrooms and bathrooms. All their work is carried out by time served professionals who take the greatest pride in the quality of their work.

They can assess all the services and the condition of all parts of your property, proposing any required solutions and costs.

Burchell Interiors propose the fullest design options according to your expectations, desires and most importantly, your budget costs.

They know all the fundamentals of a good functional design and will be happy to offer you all the advice and guidance you will need. Burchell Interiors can provide all of the materials if required, or propose what materials are needed for the project, from your front door to bespoke furnishings.

They firmly believe in teamwork with you and your ideas at the centre. They will help you right from your initial idea through to the completion of a room that you will be proud to show off to your friends.

Such is their reputation that much of their work comes from direct recommendations from existing clients, which says a lot for the quality of their work and their attention to detail.

Your budget will always be an important consideration and the business will do everything in their power to ensure you realise your dreams at a price you can afford.

Kitchens, bedrooms, bathrooms and the styling and quality of the interiors are at the heart of your home and it is vital to ensure that if you are to make an investment in these areas, that your money is well spent by involving people who really know what they are talking about and are prepared to speak to you honestly about what is realistic and practical.

If you are looking for a good, honest, reliable design and installation company that will give you new rooms to be proud of, you should call Burchell Interiors today and you are sure of a wonderful outcome.

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Quality, Reliability and Honesty

Once you have settled into your new home, it is not long before you wish to stamp your own individuality on it and that often means additional work to the house and garden.

Your garden is often the biggest singular space available to you and your family. This space should be treated as an outdoor room with a huge potential for many uses depending on your lifestyle - relaxing, eating, playing and entertaining.

West Country Home Offices are a family run business who pride themselves on providing their customers with a courteous and efficient service, from the initial viewing of their garden offices brochure, all the way through to the final installation in your garden.

Home Offices and Garden Studios

Every building they manufacture is tailor made to incorporate your specific needs and requirements, whether this is a home office/studio, games room, snooker room, workshop or even just a place to kick back and relax on a hot summer day or somewhere warm for those harsh cold winter days.

Because the business is family run, they are able to keep costs to a minimum and these savings are passed on to you, the customer.

The Environment

West Country Home Offices firmly believe in protecting the environment, all their timber comes from sources adopting "sustained yield", this means that for every tree that is felled, two are planted. They supply the full package when it comes to your building, these include:

- Timber
- Joinery
- Guttering
- Damp Proof Course
- Tiling
- Exterior and Interior Decoration
- Lining

All products are manufactured to industry specifications using the finest materials. They offer quality, reliability and above all, longevity.

If you are considering garden furniture and would like to deal with a family run business which is committed to providing service and quality second to none, visit West Country Home Offices and you will be pleasantly surprised.

West Country Home Offices

1 Winston House, Parsonage Lane,
South Molton, EX36 3AX
Tel: 01769 579 212
Email: info@westcountryhomeoffices.co.uk
www.westcountryhomeoffices.co.uk





Hollyoak Day Nursery – The Nursery your child would choose

Hollyoak Day Nursery is the longest established Day Nursery in South Molton. With over 20 years experience, they pride themselves on their high standards and structured educational programme.

At Hollyoak Day Nursery they nurture, motivate and nourish children between the ages of three months to five years for 51 weeks a year.

Their established team of qualified and experienced staff treat all children as individual performers who are encouraged to reach their full potential in a supportive, safe, friendly and stimulating way.

The Day Nursery - ages 3 months to 3 years

This area of the nursery is divided into two sections, The Nursery Room and The Toddler Room. Although babies and toddlers do spend time together, they also need their own space. The Toddler Room is perfect as the children are able to move around freely and play more age appropriate games without having small babies to restrict them.

Each baby and toddler will be given a key worker to liaise with you, to understand your child's routines and to ensure their time at the nursery follows your routines at home. Their staff take the time to observe and understand your child's individual needs and interests so that play opportunities and interactions can be planned appropriately for each stage of their development.

The Pre-School - ages 3 to 5 years

They follow a broad play based foundation stage curriculum that allows your child to progress at their own pace. They offer a stimulating learning environment where playing and learning go hand in hand.

The nursery has a wonderful outdoor play area that consists of soft safety surfacing and grass. This combination allows the children to play outside at any time of the year and make use of a whole host of toys and equipment at their disposal. Children are encouraged to spend lots of time outdoors in the fresh air, where they can explore and learn in a safe enclosed open space.

Hollyoak Day Nursery follow the guidelines laid out by the Early Years Foundation Stage (EYFS) of what children need to be taught at each stage of their development however, they are very much a child lead environment.

The nursery caters for parents who require a very high standard of childcare for their children in a warm, stimulating, enriched home from home environment.

They provide a variety of child centred learning experiences where children will develop through communication, investigation and discovery, to ensure each child has a recordable progression of learning.

The Nursery is OFSTED Registered, and is rightfully proud of their recent OFSTED report being good in all areas. This has been achieved through the dedication and hard work of their Manager and staff. Funding is also available for two, three and four year olds.

If you would like more information then please contact the nursery and they will be happy to answer any questions you may have.

If you are looking for first class childcare, Hollyoak Day Nursery must be on your list.

Hollyoak Day Nursery

Mill Street, South Molton, Devon, EX36 4AS

Tel: 01769 572 188

Email: info@hollyoak-nursery.co.uk

www.hollyoak-nursery.co.uk

The Poltimore Inn - An experience you will not forget

Sometimes when you walk into a pub or restaurant, you just know you have made the right decision. **The Poltimore Inn** which can be found in North Molton is such a place.

Alan Boddington bought The Poltimore Inn from a large pub chain in October 2012. Alan saw the potential from the start, the amazing views of the countryside mixed together with the well knit local community.

Being a pub, there is, as you might expect, a range of beers and lagers to suit the most discerning of customer.

This is complemented by an excellent display of spirits, wines and liqueurs to tempt you. Giving the customer what they want is their number one priority and this particular establishment have reached and surpassed their objective.

The Poltimore Inn offers all that is best to its customers and is an excellent place to meet for a drink or indulge yourself with some of the finest food in the area.

The Poltimore Inn Restaurant

You will find a hearty welcome, a pleasing atmosphere and a constantly changing menu. The Poltimore Inn sources all of its food from local suppliers wherever possible, breads, cakes and deserts are all made in their kitchen.

There is also a fantastic restaurant with stunning views overlooking the Devon countryside that can cater for up to 60 people and is available for group bookings. Their beer garden has seating and is south facing adorned with great sculptures and they welcome families that need quality food at great prices.

The Poltimore Inn is a Gold Award winner from the Taste of the West, why not join them to experience the great taste of their foods.

The Poltimore Inn Bed and Breakfast

The Poltimore Inn has four bedrooms and offers a great value bed and breakfast facility, perfect if you are visiting to explore the area or for business.

Their prices include breakfast and the rooms are large and spacious with all of the modern facilities that you would need.

The furniture has been hand renovated and is traditional to North Devon, all bathrooms and shower rooms are spacious and all rooms are en-suite.

Guests can come and go as they please with private access through a separate entry and the cleanliness of the rooms is second to none!

Next time you are wondering where to go for a drink or where to eat for that special occasion, visit The Poltimore Inn and discover for yourself what so many customers have discovered before.

You will not be disappointed.



East Street, North Molton, EX36 3HR

Tel: 01598 740 338

Email: contact@thepoltimoreinnnorthmolton.co.uk

www.thepoltimoreinnnorthmolton.co.uk



Homebuyers Checklist

Checklist 1 - The Buying Cycle

- Enquire about Mortgage availability
- Choose Agent & Solicitors
- Make offer on property
- Obtain removal quote
- Exchange contracts

Checklist 2 - Essential Contacts

- Book Your Removal
- Electric Company (Final reading)
- Electric Company (New connection)
- Gas Company (Final reading)
- Gas Company(New connection)
- Phone Company (Disconnect at old property)
- (Connection at new property)
- Water Company (Inform both old and new)

Checklist 3 - Important Contacts

- Family
- School
- Opticians
- Bank
- Store Cards
- Council Tax
- DVLA
- Sports Clubs
- Friends
- Doctor
- Chiropodists
- Building Society
- Newspapers
- TV Licence

- AA/RAC etc:
- Hire Purchase
- Employers
- Dentist
- Vets
- Credit Cards
- Post Office
- Catalogues
- Milkman
- Other

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

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



10 Broad Street, South Molton, Devon, EX36 3AB

Telephone: 01769 572121 | Fax: 01769 579222

Email: info@geoffreyclappassociates.com

www.geoffreyclappassociates.com