

A GUIDE TO MOVING HOME

ALL ABOUT

P.A. JONES PROPERTY SOLUTIONS

P. A. Jones Property Solutions (formerly Bidwells) has been established since 1977. Peter Jones purchased the business in November 2004 from Stephen Bidwell. In September 2013 he decided that it was the right time to place his name above the door so the business was re-named P. A. Jones Property Solutions. Virtually all of the current staff have been with the company for over ten years, therefore we have a loyal and stable Sales and Management team within the company. P. A. Jones is an independently run Estate Agency that offers Sales, Lettings and Property Management. As an independent business we pride ourselves on our open, honest approach and first rate personal customer service.

As a local business we regularly help once a week at the Brunton Centre in Park Road, serving lunches to the 'Over 60's'. We also support events at local schools in the Caterham and surrounding areas ranging from Career Days to sponsorship of School events.

We specialise in the sales and letting of Residential Property in the Caterham and surrounding areas which include Coulsdon, Old Coulsdon, Purley, Whyteleafe, Kenley, Chaldon, Warlingham, Godstone, Bletchingley and surrounding towns and villages in East Surrey.

Our Letting Office is located next to our Sales Office and therefore we are inter-linked and are able to communicate effectively, exchange ideas and work together promoting property in the Caterham and surrounding area. Many clients often ask us to value their property to sell or rent, mainly due to the change in the mortgage market whereby sellers can, in some cases, rent out their current home and purchase another property independently without selling. The close link between Sales & Lettings allows us to do this and offer clear and concise advice on the clients' options when moving.

Also, there are many people who are considering investing in a property to rent out to improve their income and benefits upon retirement, instead of relying on a private pension which hasn't been performing to expectation over recent years. We are in an excellent position to advise on rental income, suitability of the property to rent and what would need to be improved to obtain the best possible rent to the best tenant.

For an excellent service, honest and realistic advice on selling or letting your property, call 'The Property Experts' in Caterham, P. A. Jones Property Solutions.



Peter Jones MNAEA – Partner





RESIDENTIAL SALES

Our Residential Sales Department, based in Caterham, sells all types of property from studio flats to large detached houses and bungalows. We cover an extensive area which includes the following towns and villages:

Caterham on the Hill, Caterham Valley, Old Coulsdon, Coulsdon, Purley, Whyteleafe, Kenley Warlingham, Woldingham, Chaldon, Godstone, South Godstone, Bletchingley, Westerham and Oxted.

Our staff are very experienced in house sales and are motivated to sell property at the best possible price and in a timescale to suit our clients situation.

RESIDENTIAL LETTINGS

Our Lettings Team have many years of combined experience and we are perfectly positioned to help you with your property requirements, whether that be finding new tenants or fully managing your property.

Our service includes a valuation and to discuss the best marketing strategy to suit your own personal requirements. We offer a comprehensive range of services, Fully Managed, Rent Collection or Let Only and we are always happy to discuss tailor made packages to suit you. Our aim is to find the best tenants for you!

We can offer advice on how to achieve the maximum rent with tips on presentation.

Let us help you get your property ready to let. We have a comprehensive list of trusted contractors who we can rely upon to get your property in the best order and up to date with legal compliances.



MARKETING

We offer a comprehensive marketing plan for the sale of your property utilising both National (Rightmove and OntheMarket) and local websites including our own website. We also advertise in the Caterham Independent Newspaper.

All of our properties for sale have a detailed colour floor plan, quality colour photographs (professional photography available including aerial shots, price on application) and a detailed description of each room, gardens, garages and outside facilities. All of this information also appears on all websites.

We provide an 'OPEN HOUSE' style of marketing with all viewings being accompanied at individual appointment times (every 20 – 30 mins) during daylight hours on a Saturday. This can create good competition between buyers and can lead to multiple offers on your property, especially in an active selling market. If you don't wish to have an 'OPEN HOUSE' then we can market using the more traditional method of individual appointments to suit the buyer and seller.

After an initial period of marketing, depending on whether it is a selling or buying market, we will diarise a property review date. This is to decide whether any changes are required to the marketing to improve the saleability of the property. We assess the feedback, volume of viewings and overall website presentation and arrange an appointment with the seller to plan the next steps forward in selling the property.



Caterham Valley Town Centre



Chaldon Church



Queens Park Clock



Queens Park



Asprey Fountain



Cedar Tree - Caterham in Winter



Caterham Station



Cedar Tree - Caterham

ADVICE TO PEOPLE BUYING & 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. Make sure your garden is kept tidy; a well maintained 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 a wood front door and concrete or wood 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 to 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 have a dog or cat try to keep them and their food and bedding 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 of the positive and negative points of the property and your feelings about it. 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 our many years we 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.

A FRIENDLY FACE WHEN YOU NEED IT MOST

Dollman & Pritchard Solicitors are a traditional High Street practice founded in Central London over one hundred and thirty years ago, Dollman & Pritchard is now a growing and innovative organization.

Proud of their heritage, the firm is enthusiastic about a future where technology combines with the personal touch.

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

The practice appreciates that people are individuals and have their own special needs. They also respect the fact that to attract new clients, they must be 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 legal advice.

Their services include:

- Residential Conveyancing
- Commercial Property
- Wills and Estates
- Tax Planning, Wealth Management
- Family Matters
- Business and Employment
- Personal and Commercial Disputes
- Criminal and Licensing

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

Where Conveyancing is concerned, the practice has extensive experience.

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

Dollman & Pritchard 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.

Dollman & Pritchard 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.

DOLLMAN & PRITCHARD

SOLICITORS

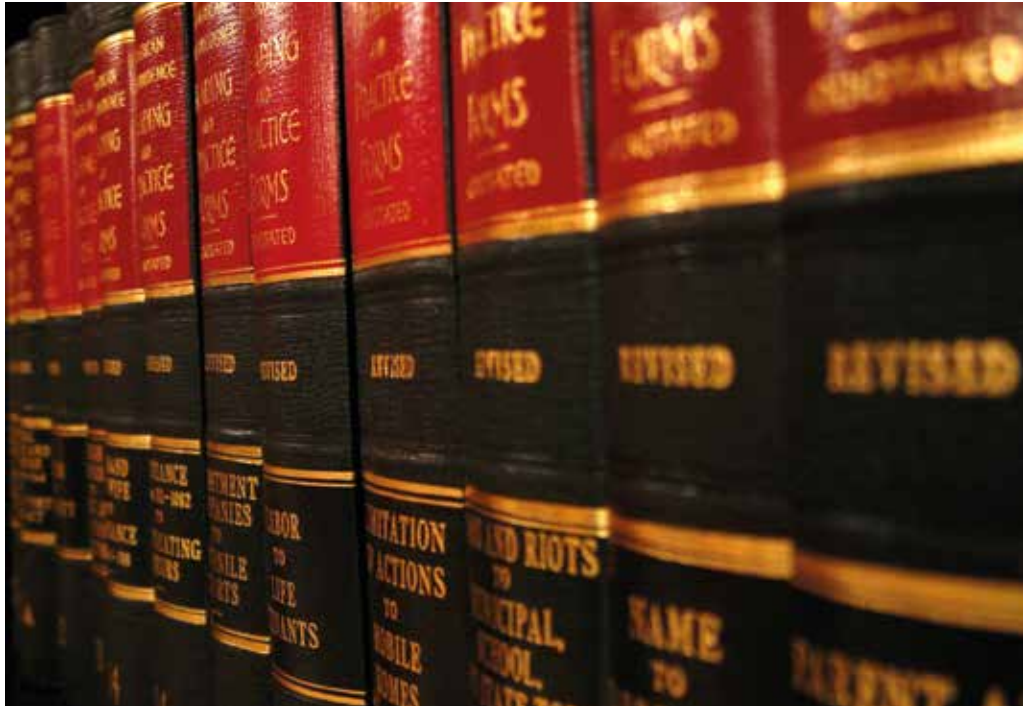
8 The Square, Caterham, CR3 6XS

Tel: 01883 347 823

Email: info@dollman.co.uk

www.dollman.co.uk

Regulated by the Solicitors Regulation Authority



SPECIALISTS IN BUSINESS ADVICE AND TAXATION

Champ Consultants is an independent firm of highly experienced qualified accountants and tax advisers based in Caterham providing a fully comprehensive range of accountancy and tax services. As your business continues to grow and develop, they are there to support you and allow you to concentrate on other business issues.

They pride themselves on their proactive business planning and advisory services which go far beyond traditional accountancy and compliance work. They provide simple but creative answers to all sorts of tax problems that affect individuals and their businesses.

Most importantly their proposals are practical. They offer a full range of accountancy services which can be taken in any shape or size including statutory accounts, personal tax returns, payroll, bookkeeping, company formations and registered offices. Unlike other accountancy firms their services do not stop there.

They are chartered tax advisers too and are able to handle more complex tax issues such as tax investigations, corporate exit strategies, retirements and tax planning. Champ Consultants recognise that clients take comfort in knowing that they can easily reach senior people in their firm who are able to understand your needs and objectives.

CHAMP CONSULTANTS

34 Westway, Caterham, Surrey, CR3 5TP

Tel: 01883 349 300

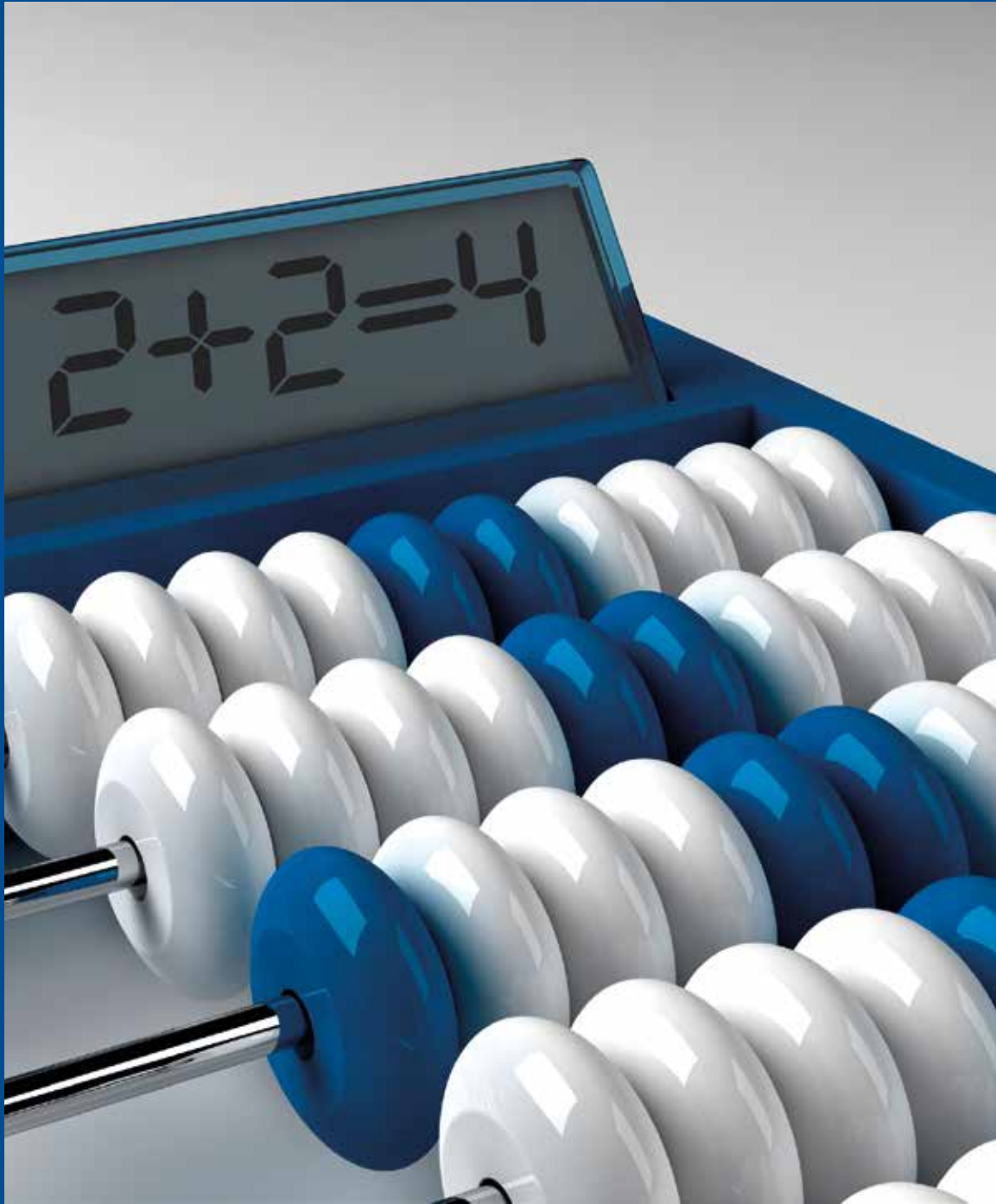
Email: info@champconsultants.co.uk

www.champconsultants.co.uk



@chantalchamp





REMOVALS, STORAGE AND SHIPPING

ASD Transport is a family run business where quality of service comes as standard. With many years of excellence, the business have countless years experience in moving families and businesses right across the world.

Every customer has different needs, which is why removals are never the same. Whatever your situation, ASD Transport offer a comprehensive range of services which ensure your move is personalised to meet your needs.

They will arrange a removal consultant to visit you to assess all your requirements and answer any questions on the moving and storage of your furnishings.

A clear and accurate quotation will be provided free of charge.

The business recommend their full packing service to protect your belongings. They have fully trained packing teams using the latest protective materials and packing techniques.

Their packers possess expertise in packing and handling antiques and specialist equipment. Alternatively they can supply a full range of 'Self Pack' materials for you to use in your own time.

ASD Transport offer businesses a personalised business removal service. Whether you are moving to a new location or simply an internal move, they can help you get back to business with the minimum disruption.

All office contents are relocated efficiently using rigid plastic crates with the added reassurance of secure lidded containers for sensitive documents and material.

Worldwide removals and storage is also part of the company's portfolio. To date ASD Transport has arranged delivery for clients' possessions, furnishings or goods across Europe and to thousands of destinations worldwide. The company operates a fleet of purpose built removal vans, all of which are specially designed to take care of your possessions.

To protect your personal belongings whilst in transit, the business is covered by comprehensive insurance.

Goods in store can be covered under your household policy or they can be added to the companies own storage insurance policy.

In today's property market storage has a vital role to play, as it can make the difference between securing and losing a sale. Placing your goods into storage gives you total flexibility.

They have their own storage and distribution centre. This is available to home owners and businesses alike and this can be short term or long term.

Your goods can be accessed during normal office hours, or at any time by prior arrangement.

Visit the business and see how you can be assured in the knowledge that their highly trained staff will take care of your furniture and possessions in their secure storage facility.

Whatever your personal requirements, removals, shipping or storage, ASD Transport have the answer.



ASD TRANSPORT

Unit 1, Burstow Lodge Business Centre,
Rookery Lane, Smallfield, RH6 9BD

Tel: 0845 459 0024

Mobile: 07963 873 252

Email: info@asd-transport.co.uk

www.asd-transport.com



YOUR HOME... YOUR WAY

Making changes to your new home, or updating your present property is a fact of life and it is normally the kitchen which demands your attention.

For many people it is the most important room in the house where the family spend a great deal of time. It is an area which can be used for entertaining, relaxing or working.

If you are looking for something different, unique even, then look no further than **Louisa Graham Kitchens**. They are an independent bespoke kitchen specialist based in the small town of Caterham, Surrey.

Louisa Graham Kitchens can offer a variety of services in kitchens. Whether you are looking to add to your existing kitchen or fancy a change, update or supply only, through to a complete refurbishment and full installation.

Their installation service can include removal and disposal of your existing kitchen, electrical, plumbing, gas, tiling, flooring, to plastering and decorating and ultimately your brand new kitchen will be tailor made with attention to even the smallest of detail to meet each individual exact requirements.

Their kitchens are divided into 3 sections, vinyl, traditional timbers and painted. The majority of which can be made in special sizes and colours, without a huge bespoke cost.

Louisa Graham Kitchens can also offer all curved features and angled doors to most ranges. Their vinyl range is made up of over 30 styles and 50 colours from matt finishes to wood grains and gloss.

They believe in teamwork with the most important player being you. Your ideas and tastes give them the inspiration to create a unique area which is built to the highest standards of design and workmanship, specifically for you.



When you buy a kitchen from them, you gain much more than an efficient work space, you gain a kitchen that is tailored to your lifestyle.

They work with you to ensure that each kitchen will reflect your own personal style, and that you will want to show it off to friends and family.

It will be tough enough to withstand almost anything you can throw at it, yet still comes stylishly equipped with all the latest technology.

They realise how important it is to get every detail right in your new kitchen especially as it should last a long time. You can contact them on the details shown below, or alternatively, visit them at their showroom.

Louisa Graham Kitchens hold true to the traditional values of high quality workmanship and value for money. As part of their full design service they take time with you, the client, and listen carefully to everything you say.



LOUISA-GRAHAM
kitchens

42 Croydon Road, Caterham, Surrey, CR3 6PX

Tel: 01883 341 403

Email: info@louisagrahamkitchens.co.uk

www.louisagrahamkitchens.com



GREAT DEALS AT THE RIGHT PRICES

If perhaps you have just redecorated your home and are left pondering where to purchase your new carpets or vinyls to finish the room, then a visit to [Crystal Carpets](#) is highly recommended.

They are a three generation family business serving Caterham and the surrounding areas for over 26 years with carpets, vinyl, laminate and wood flooring.

With many years experience, they are specialists in domestic and commercial flooring and they carry a large selection of samples in their impressive showroom. The team is happy to provide their customers with free estimates.

Quite rightly the business is proud of the fact that the majority of their business comes from personal recommendations. Customers can be assured that everything they do will be carried out to the highest standards.

When visiting their showroom, your enquiry will be treated with courtesy and respect. You can expect to receive all the advice, guidance and reassurance you need when you are making your purchase. Customers can rest assured that high pressure sales are definitely not part of their agenda.

The entire feel of a room can be dramatically changed through the thoughtful use of the correct floor covering, however, due to the massive variety available, selecting the correct choice of colours and textures can be a problem.

The business is an authorised stockist of Wilton, Cormar Carpets, Karndean Flooring, Lifestyle Floors, Penthouse Carpets, Westex, Brockway and many more. They also have a growing range of rugs and accessories on offer in their showroom.

Should you be unable to find the exact carpet, hard floor or vinyl you are looking for, the business have a vast range of sample books with most orders being received within a short space of time.



Crystal Carpets also recognise that only half the job is done once the carpet is sold and that customers may have some apprehension as to how the work is to be carried out.

Only highly skilled fitters with many years of experience in fitting carpets, hard floors and vinyl's are employed. They offer free measuring and no obligation quotations so customers are guaranteed complete peace of mind, they will go out of their way to make sure that you are happy with the work.

This is a company who are proud of their pricing policy which offers honest down to earth prices to all their customers.

No job is too large or too small, and the business can service all your needs from a small cloakroom up to the entire house, business premises or rented accommodation.

There is little doubt that the business is certainly a modern, forward thinking company. However, a visit to their showroom in Caterham will show you exactly how they embrace the traditional values of combining a first class service with value for money.

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

CRYSTAL CARPETS

3 Station Avenue, Caterham, Surrey, CR3 6LB

Tel: 01883 341 824

Email: crystalcarpetscaterham@gmail.com

www.crystalcarpetscaterham.co.uk

TURNING YOUR IDEAS INTO REALITY

There can be little doubt that any room in our home can be totally transformed through the thoughtful use of fabrics, however, selecting the correct choice of colours and materials can be a problem.

Today's modern living demands leading edge as well as traditional materials and **Drapes Designs** offer you a wide range of bespoke curtains, blinds and accessories to suit the most demanding of tastes.

All their curtains and blinds are made to measure in specialist work shops to ensure the finished products meet all your requirements and specific needs.

The business also offer a design service and are happy to help and advise any customers irrespective of whether they are thinking of changing just one window, or even a complete house.

No job is too big or too small. Where larger jobs are concerned, they are happy to visit you in your own home.

The business feels that the home visit is a vital part of their job as it gives them an insight into your home and lifestyle and helps them to come up with the right scheme to suit your personal needs.

There is no consultation fee and they offer a free measuring and quotation service which can be provided in the comfort of your own home, if this is required.

The shop which is located in Caterham has an immense range of fabrics for their customers to choose from as well thousands of accessories.

The business can also supply blinds of every form, all of which are made using the latest machinery and the best materials which enables them to guarantee all their work and products.

Whilst the quality of the products and workmanship is of the highest level, the business is also proud of the fact that the prices are very realistic and are happy to help you achieve your ideas at a price you can afford.

They have many years of experience and enjoy an enviable reputation with repeat customers.

Quality, value for money and personal service are very important to the business as many of their customers have discovered. Why not visit Drapes Designs and let them help you transform your home.



76 High Street, Caterham, CR3 5UD

Tel: 01883 771 606

Email: drapesdesign1@btconnect.com

www.drapes-designs.co.uk



SMALL ENOUGH TO CARE, LARGE ENOUGH TO COPE

It is often the parts of our property which we cannot see that can cause us problems in the future and our electrics are no exception. With electrical wiring, continual use can lead to degradation and eventually failure.

This is why you should contact [Livewire Electrical Services](#), who are a friendly business with over 12 years experience, offering a one stop shop for all your electrical needs.

They carry out work across a wide area including Croydon, Purley, Sutton, Redhill, Caterham, Warlingham, Woldingham, Sanderstead, Horsham and all surrounding areas.

Livewire Electrical Services are accredited by City & Guilds, Electric Safe, Joint Industry Board, Part P, TrustMark, UKAS, NAPIT and 17th Edition Compliant, which means their work is carried out to the highest of standards.

They will carry out full electrical inspections, periodic checks, as well as rewires and portable appliance testing. No job is too big or too small.

For the homeowner who is looking to protect their property, they offer a full and complete solution.

When you do contact the business, you can expect them to listen to your needs and offer you all the advice and guidance you will require.

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

If you have a problem with your electrics, or you have a security or cabling need, you should contact Livewire Electrical Services.

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



LIVEWIRE
ELECTRICAL SERVICES

4 Alpine Road, Redhill, RH1 2HY

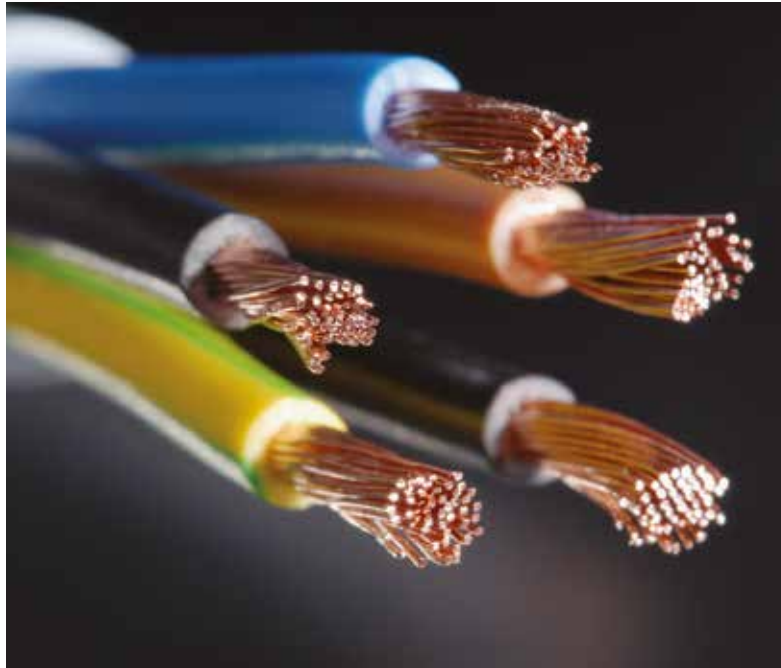
Tel: 01883 627 445

Mobile: 07944 437 763

Email: info@livewire.co.uk

www.livewireelectricalservices.co.uk





SERVICES

INSPECTION, TESTING AND ELECTRICAL REPORTS

HOME AUTOMATION

24HR EMERGENCY CALL-OUT

LIGHTING INSTALLATIONS AND REPAIRS

FITTING OF CHANDELIERS

ELECTRIC HEATING APPLIANCES INCLUDING

STORAGE HEATING

FAULT FINDING AND MAINTENANCE

KITCHEN ELECTRICAL REPAIRS

REWIRING AND WIRING INSTALLATIONS

BESPOKE GARDEN LIGHTING

SWITCH AND SOCKET INSTALLATIONS

BATHROOM ELECTRICS

FUSE BOARD CHANGEOVERS

VENTILATION AND EXTRACTION FANS

UNDER FLOOR HEATING INSTALLATIONS

SECURITY LIGHTING

ALARMS

IMMERSION HEATERS

DOORBELL / DOOR ENTRY INSTALLATIONS

DATA, BT, NETWORK CABLING

ELECTRICAL APPLIANCE CONNECTIONS

CCTV

SKY + POINTS

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)

HOMEBUYERS CHECKLIST

Checklist 1 - The Buying Cycle

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

Checklist 2 - Essential Contacts

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

Water Company

- (Inform both old and new)
- Book Your Removal

Gas Company

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

Phone Company

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

Checklist 3 - Important Contacts

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

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

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

NOTES

This Guide to Moving Home has been prepared for P.A. JONES PROPERTY SOLUTIONS of CATERHAM
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the businesses appearing, no responsibility will be accepted by P.A. JONES PROPERTY SOLUTIONS
or GLARIC CONSULTANCY LIMITED in respect of any products or services supplied by them.

VIEWING APPOINTMENT RECORD

| Date | Address | Price | Comments |
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Surrey CR3 5UF

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Tel: 01883 343355 Lettings
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