

# PARKWAY

estate agents



Professional Approach To Dealing With Property



# ALL ABOUT PARKWAY ESTATE AGENTS

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

At Parkway, 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 Parkway Estate Agents, 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 6 days a week, at a time to suit your diary.

For all your Residential, Lettings and Commercial Property requirements across Cornwall, discover the benefits of using Parkway Estate Agents by contacting our office.



# WHY CHOOSE PARKWAY?

## 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 Camelford 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

Parkway Estate 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







# ADVICE TO PEOPLE BUYING AND SELLING

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

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

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

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

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

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

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

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

At the end of the day the choice is yours, however over 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.



# MAKING INSURANCE EASY

Insurance cover is vital in this day and age. Whether it is to cover you and your family whilst on holiday, or a policy to cover your home and possessions, getting the best advice is vital.

[Parkway Insurance](#) in Camelford are specialists in the field of insurance cover, whether it be commercial or residential they will find the best scheme for you.

They have access to many offers available in the market place which ensures you will get the right policy for your personal circumstances.

Their services include:

- Savings
- Car
- Home and contents
- Commercial vehicle
- Bus/Mini Bus
- Business
- Liability
- Tenancy and Holiday Let
- Travel and much more

The business has always strived to provide the very best services and attention for their clients. Indeed, they pride themselves on the way they treat their clients. That is why so many of their clients come to them after being recommended by their existing ones.

At a meeting with Parkway Insurance you can expect professional and extremely helpful advice because they firmly believe in getting the right cover at the best available price for you.

The business have a dedicated and professional team with countless years of experience and have also built up an enviable reputation for their skills and experience in the insurance industry.

Whatever your insurance needs, you will be well advised to contact Parkway Insurance and give them a chance to prove their worth.

After all, who would you rather looked after your best interests, a company only concerned with selling their own policies or an independent company looking after your best interests? The choice is yours.



## PARKWAY INSURANCE

6 Market Place, Camelford, PL32 9PB

Tel: 01840 212 966

Email: [inform@parkwayinsurance.co.uk](mailto:inform@parkwayinsurance.co.uk)

[www.parkwayinsurance.co.uk](http://www.parkwayinsurance.co.uk)

Parkway Insurance is a trading name of Hillgrand Ltd who are authorised and regulated by the Financial Conduct Authority. FRN 136690







# SPECIALISTS IN BUSINESS ADVICE AND TAXATION

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

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

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

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

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

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

Accountants such as [Barkers Chartered Accountants](#) 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:

- Property rental and development
- Design and Marketing
- Professional services
- Retail
- Agriculture
- Construction
- Transport
- Information Technology
- Service businesses

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 Barkers Chartered Accountants today.

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

**BARKERS**  
Chartered Accountants

No 7 Sportsmans, Camelford, Cornwall, PL32 9QT

Tel: 01840 213 289

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[www.barkersaccountants.com](http://www.barkersaccountants.com)

# DESIGN PLANNING & BUILDING REGULATION SERVICES



## A & K ARCHITECTURAL services

Office B108 | Victoria Beacon Place |  
Station Approach | Victoria | PL26 8LG



01208 220 214



[www.akarchitecturalservices.co.uk](http://www.akarchitecturalservices.co.uk)



[enquiries@akarchitecturalservices.co.uk](mailto:enquiries@akarchitecturalservices.co.uk)

Incorporating



LOFT CONVERSIONS  
cornwall

[www.loftconversionscornwall.co.uk](http://www.loftconversionscornwall.co.uk)

There are many benefits to utilising the services of an architectural practice whether you are building a new home, converting your loft, extending or altering your existing home. Good planning and considered design not only make for the best possible use of space but can also save money in ensuring developers have a sound guide to follow in constructing your visions.

[A & K Architectural Services](#) is an established family owned practice founded in 2005. They offer a full architectural design, planning and building regulation service in Cornwall and the South West.

Having developed from the construction industry they have a practical and detailed approach to development with qualified knowledge in construction techniques, insulation solutions, plumbing, electrics and renewables.

A & K Architectural Services are happy to assist you at any stage of your development but are best introduced to a project at its infancy to help develop your initial ideas. They are there to work with you, developing your visions and ensuring the end product will meet all of your criteria whilst ensuring that the proposals are deliverable to your own budget.

On contacting them they will happily discuss your development and arrange a free initial visit. During this visit they will assess and most importantly listen. Gain a true understanding of what you are trying to achieve and for what purpose. From this point they will provide you with a quotation to include all architectural services to develop your visions.





They will return to carry out a full measured survey of your home or development site and produce a draft scheme for your initial thoughts. At this stage they will then work closely with you to tailor the development to your needs, whilst at the same time ensuring the development would satisfy local and national planning policies as well as meet current building regulation compliance.

Once A & K Architectural Services have a scheme approved by their client they will ensure all relevant surveys and supporting documents are collated and submit them to the Local Planning Authority. They offer a fully managed planning service which includes any correspondence (and occasionally negotiations) required to gain a positive result.

Both directors are accredited to submit and manage planning applications locally under the Householder Accredited Agents Scheme (Cornwall Council) and on a national level with The Smarter Planning Champion Status Scheme.

Following planning comes building regulation approval. A & K Architectural Services background allows them to produce drawings, sections and notes in great detail to allow a building contractor to construct your visions. Much like the planning process they will liaise with the local authorities to gain building regulation approval on your behalf.

Beyond the pre-construction phase they also offer a flexible project management service to give you further peace of mind during the build. For more information on this area please visit their website.

Utilising the knowledge and experience this architectural practice has to offer, you will have commissioned a start to finish service that includes all aspects of design, authority approvals and construction that will ensure your development is delivered to a high standard and on budget.

A & K Architectural Services have a genuine passion for development with a creative and innovative approach to design. Coupled with a thorough understanding of local and national planning policies and building regulation requirements, they have gained permissions for hundreds of clients in the most challenging of circumstances.

Whatever your building project, A & K Architectural Services are ready and willing to take your call.



# WHEN IT COMES TO FLOORING THEY HAVE IT COVERED

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 **Corner Stores Carpets** is highly recommended.

With over 20 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 texture can be a problem.

The business is a stockist of Wilton, Brintons, Axminster, Brockway, Penthouse Carpets, Ulster, Abingdon Flooring, Cormar Carpets, Ryalux and many more. They also have a growing range of rugs and mats on offer, as well as supplying hardwood oak flooring and luxury vinyl tiles (LVT) in their showroom.

Should you be unable to find the exact carpet 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.

Only highly skilled fitters with many years of experience in fitting carpets 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 Bradworthy 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 need from their friendly and knowledgeable staff.



The Square, Bradworthy, Devon, EX22 7TB  
Tel: 01409 241 421

Email: [cornerstores-carpets@btconnect.com](mailto:cornerstores-carpets@btconnect.com)  
[www.cornerstorecarpets.co.uk](http://www.cornerstorecarpets.co.uk)







# LUXURIOUS BEDS AND FURNITURE AT AFFORDABLE PRICES

There is no doubt that the decoration in any room can play a significant part in the impression you get when you first enter, however, it is the furniture and furnishings which will make a lasting impression. It is these items and where they are placed which can be so important.

There is also another consideration, these items must be functional and easy on the eye, whilst at the same time being comfortable and easy to use, which sometimes means that you will have to pay to get the quality you require.

Whilst that may be true of many places, it is certainly not true of Wades of Bradworthy who can be found in Devon.

The business has many years experience having built up an enviable reputation for stocking high quality products at extremely realistic prices.

They base their reputation on providing quality, value and excellent customer service that they believe only comes from a family run business.

As first impressions count, you will find a warm and friendly greeting as soon as you enter their impressive showroom. The business believes wholeheartedly that the customer and their needs must always come first.

To satisfy the most demanding of needs, the business have a wide range of products in stock for their customers to choose from such as:

- Beds
- Bedroom Furniture
- Living, Dining and Office
- Sofas, Chairs and much more

Because of the popularity of Wades of Bradworthy , you will also find that the stock turns around very quickly and they are well worth a regular visit to see what new items have arrived which may well tempt you.

A word of caution, if you do see something you like, purchase it there and then, otherwise you may well end up disappointed.

Furniture stores abound it would appear that we are spoilt for choice, however, if you are looking for a one stop shop which offers a wide range, very reasonable prices with a customer service to match and free local delivery, then perhaps you should visit Wades of Bradworthy and discover the ideal solution.







*Wades*  
OF BRADWORTHY

The Square, Bradworthy, Holsworthy, Devon, EX22 7TD

Tel: 01409 241 228

Mobile: 07789 981 768

Email: [wadesofbradworthy@btconnect.com](mailto:wadesofbradworthy@btconnect.com)

[www.wadesofbradworthy.co.uk](http://www.wadesofbradworthy.co.uk)



# COLIN SQUIRE BUILDING CONTRACTORS

## The Name You Can Rely On

Finding a high quality, reliable building company 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.

**Colin Squire Building Contractors**, come highly recommended and have a wide range of building services available, including all the traditional disciplines of domestic and commercial work, loft conversions, extensions, roofing and new builds.

They have been providing quality construction throughout Camelford and the surrounding areas for over 30 years.

Like all reputable building contractors, their range of services are too numerous to list, however, they are able to handle anything involved with building, property maintenance and construction, for both residential and commercial clients.

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 excellent workmanship combined with fair and honest pricing.

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 solution.

The building industry and their code of practice is constantly under review and subject to change. Colin Squire Building Contractors always ensure they operate within these guidelines.

Being a business who believe their customer is their most important asset, they have adopted certain standards which they believe are important.

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

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

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

Last, but not least, they will never leave a task until the customer is satisfied with the work carried out. If you are looking for a reputable building company, you would do well to contact Colin Squire Building Contractors.





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# FOR ALL YOUR PAINTING AND DECORATING REQUIREMENTS

To some people, painting and decorating is a pastime they enjoy, however, to the majority of us, it is one of those jobs which has to be done, but one we do not necessarily look forward to and prefer to call in the professionals.

Ferris-Hayward Decorators are professional decorators and offer an excellent service. They provide traditional decorating services and firmly believe that the old ways are best and their customers must always come first.

In today's busy world where there are so many things to fit into our schedules, it is sometimes those more difficult jobs which get put back.

These might include painting the eaves or maybe wallpapering, spraying or painting those high walls on the landing and stairways.

Whatever the reason, the way our homes look is important to most of us and Ferris-Hayward Decorators are there to help and advise us.

After all, they have many years of knowledge and experience behind them and have built up the business based on a reputation for quality and reliability.





They offer a wide range of different skills and whatever your particular needs, they are happy to discuss your requirements and offer help, advice and guidance where this is required.

They are also happy to look at any job no matter how large or small and are equally adept at working on the outside of your premises as on the inside.

They are fully insured and offer a free no obligation quotation.

Next time you are thinking about a makeover for the inside or outside of your property, why not call Ferris-Hayward Decorators and ask them for a quote.

Their reliability and attention to detail will make the experience stress-free.

## FERRIS-HAYWARD DECORATORS

Polmora Cottage, Polmora,  
Wadebridge, PL27 7JU  
Mobile: 07719 325 341

Email: [shayward321@gmail.com](mailto:shayward321@gmail.com)

# The Mill House

Whether you are looking for a hotel to stay at while you are house hunting, or you need that special venue for a perfect wedding, look no further than the The Mill House Inn.

The Mill House Inn is set within 7 acres of woodland, nestled deep in the leafy valley leading to the thundering surf and sandy shores of Trebarwith Strand. Built in 1760 using local slate quarried from the surrounding cliffs and operated as a working corn mill until the 1930's, The Mill House Inn oozes charm and character with slate floors, beamed ceilings and roaring log fires.

At the bar you will find a warm welcome, local ales and ciders, fine wines and a locally sourced and freshly prepared lunch menu which can be savoured inside or outside on their sun terrace.

Live events are staged regularly featuring local musicians, comedians and their special events such as Halloween, Guy Fawkes Night and New Years Eve are not to be missed!

The Mill House Inn believes in traditional values, great hospitality and delicious food whilst remaining modern where it counts.

They have 8 en suite bedrooms plus the Cottage Suite, each one is comfortable and well decorated, they will provide everything you would expect from flat screen TV's to free wireless internet.

A footbridge over the stream leads you to the Millstream Restaurant with lovely views which overlook the stream and valley. The restaurant offers a contemporary and spacious environment to enjoy the finest Cornish produce.

The Millstream Restaurant menus are changed regularly to take full advantage of the local produce available. In 2006 the The Mill House Inn was rated as one of the top 5 places to dine in Cornwall as well as being awarded 3rd place in the 2010 Cornish challenge cooking competition.

The Mill House Inn also host weddings, making it the perfect location to create your dream day ensuring your arrangements are perfectly delivered. Ceremonies can be held outside under their heated pergola or in a number of rooms inside.

Whatever your personal requirements, you will find the The Mill House Inn more than capable of satisfying them. You will also find you will want to visit time and time again.

**Trebarwith | Tintagel | Cornwall | PL34 0HD**

**Tel: 01840 770 200 | Email: [management@themillhouseinn.co.uk](mailto:management@themillhouseinn.co.uk)**

**[www.themillhouseinn.co.uk](http://www.themillhouseinn.co.uk)**







# Budget checklist

## Monthly Income Figures

Your Monthly Salary	<input type="text"/>
Partners Monthly Salary	<input type="text"/>
Any Overtime/Commission	<input type="text"/>
Any Other Income	<input type="text"/>
Total Monthly Income	(A) <input type="text"/>
<b>Disposable Income</b> Box (A) minus Box (B)	<input type="text"/>

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	<input type="text"/>
Telephone and Mobile Telephone Bills	<input type="text"/>
Council Tax	<input type="text"/>
Food and Drink	<input type="text"/>
Entertainment	<input type="text"/>
Credit Cards and Store Cards	<input type="text"/>
Other Standing Orders and Direct Debits	<input type="text"/>
Hire Purchase Payments	<input type="text"/>
Insurance Policies and Pension Plans	<input type="text"/>
Travelling Expenses	<input type="text"/>
(Petrol/Road Tax/Insurance/Running Costs)	<input type="text"/>
Family Clothing	<input type="text"/>
Savings for Holidays or Savings Plans	<input type="text"/>
TV or other Licences	<input type="text"/>
Any Other Expenses	<input type="text"/>
Total Monthly	(B) <input type="text"/>

This Guide to Moving Home has been prepared for PARKWAY ESTATE AGENTS of CAMELFORD  
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## Viewing appointment record

Date	Address	Price	Comments

# PARKWAY

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