



DAVID BALL  
AGENCIES

A Guide To Moving Home

## All about David Ball Agencies

Established in 1992 with our strategically placed office on East Street in Newquay, David Ball Agencies offer pro-active, forward thinking estate agency and property management services with client satisfaction at the core of everything we do.

We have dedicated departments specialising in the different disciplines within the complex world of property. Residential sales, new homes, commercial and residential lettings have staff solely dealing with their own departments, to ensure the best possible service at all times.

Our clients enjoy a dedicated relationship with us in all matters relating to the property market, guaranteeing greater results and a better experience.

We are both passionate and knowledgeable about the area and with countless years of experience, we are certain that our local presence increases our client's opportunities to sell.

David Ball Agencies are committed to professional excellence and standards, with qualified staff and membership of the National Association of Estate Agents, the Institute of Commercial Business Agents, the Association of Residential Letting Agents, the National Approved Lettings Scheme and members of the Ombudsman Scheme for both sales and lettings.

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

## Why choose David Ball Agencies?

### Honest and Trustworthy

From the beginning, David Ball Agencies has grown on success based on client satisfaction and confidence in the level of experience, integrity and results.

### Local Presence

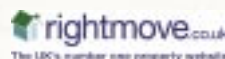
Knowledge, extensive investment in technology, interaction with the best internet portals and unparalleled local advertising - there is no one better placed to represent you and promote the sale of your property.

### 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.

### Buyers

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



## Buying and Selling Property

### How David Ball Agencies can help you find your perfect home

At David Ball Agencies, we pride ourselves on providing a first class customer service helping you secure the right property for your requirements. Our experienced and dedicated sales team will advise you every step of the way. We can offer:

- A wide and varied selection of properties to choose from
- Digitally produced full colour particulars with external and internal photographs
- Accompanied viewings of vacant properties arranged at mutually convenient times
- You may ask our informative and friendly representatives regarding any aspect of the buying procedure and they will be more than happy to assist in any way possible
- Our staff view each property we have for sale, so as to gain first hand knowledge of what the house has to offer you
- Support throughout the purchase process by liaising with the solicitors involved in the transaction

### How David Ball Agencies can help you sell your property

When you sell your property through David Ball Agencies, you will gain access to a vast number of potential buyers. This will allow your property to be seen not just by prospective buyers looking to move within this area, but also those who are thinking of relocating here. We offer:

- A free no obligation valuation of your property
- Full colour digital produced sales particulars including external and internal photographs
- Staff viewings of your property in order to gain first hand knowledge of your home
- Our staff use experience to identify serious potential purchasers
- Competitive commissions. No sale: no fee
- Extensive mailing list of potential purchasers
- Accompanied viewings where applicable



## Residential Lettings and Property Management

### Lettings Service

As letting specialists, David Ball Agencies 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 David Ball Lettings as your sole agent your asset will be in professional and caring hands.

We are members of NALS, ARLA, NAEA, Ombudsman Scheme and The Tenant Deposit Scheme.

As lettings specialists, David Ball Agencies are fully focused on the needs of the landlord whilst providing an efficient, smooth service to prospective tenants.

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 exclusive service which includes comprehensive 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 inventory will be prepared. We will then look after and manage the property for the duration of the tenancy.

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 David Ball Agencies over any issues with the property and the property will be inspected periodically.

### 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, David Ball Agencies will then draw up a tenancy agreement and an inventory.

Following this, the first months 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.

## David Ball New Homes

By far Newquay's largest new homes department offering an extensive range of brand new properties from starter homes, apartments, family homes and holiday homes up to luxury penthouses.

Having dealt with this area of the market over a number of years, David Ball New Homes offers a wealth of experience for developers to assist in the building of the right properties in the right areas, which in turn gives the range of purchasers a selection of good quality sustainable properties. We work very closely with local solicitors and financial advisers to ensure the buying process is as smooth as possible.

For developers we can tailor our service to meet your individual needs, full development appraisals, comparable information in planning issues. We will also advise on a suitable mix of house types, specification and layout ensuring you maximise the sales of your potential development.

## David Ball Commercial

As Newquay's only specialised commercial agency we deal with a comprehensive range including sales, lettings and rent reviews.

We offer a professional service second to none. Like the rest of our business a personal service is our focus which is why our customers stay customers and recommend us to others.

We can offer you a wealth of experience coupled with all the advantages of modern technology.

If you have an interest in a commercial or development property and are looking to acquire or dispose of a property via sale or letting, put our expertise to the test and let us do the hard work.

## Which type of Mortgage should I choose?

It is very easy to get confused by all the different type of mortgages that seem to be available in today's financial jungle and it is only right and proper that there is such a wide choice, after all, everyone's individual circumstances are different, which also makes our financial requirements different.

Newquay Mortgage and Pensions are experienced Mortgage and Financial Planners and are ideally placed to find the right mortgage for your personal circumstances.

Because the financial institutions realise that we are all different with differing financial commitments, they also appreciate that no one can predict what may or may not happen to us in the future.

You may find that your income stays much in line with inflation and you wish to carry on paying the same monthly payment until the end of the term. Conversely, you could find a definite uplift in your finances and may wish to increase the amount you pay monthly, or pay off a lump sum and finish the mortgage in lesser number of years.

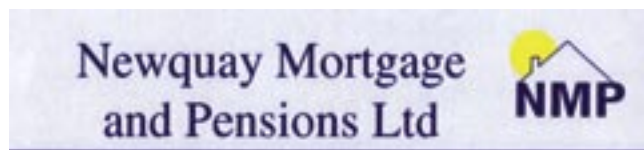
Whatever the situation that arises, you can be sure there will be an option or clause to cover it, however the average home buyer cannot be expected to know them all. This is where Newquay Mortgage and Pensions can really help you.

They have a team of highly trained individuals who have an intimate knowledge of the mortgage market place and are up to date with all the changes that take place on a regular basis. More importantly, they are not biased towards any one particular company.

This means that they will hold a confidential review with you and when they have a clear understanding of your requirements they will help you choose from the thousands of mortgages available from a multitude of lenders. They are also able to advise you on a host of other areas including pensions, savings and investments.

Once this process is complete and you are settled in your new home, they will continue working on your behalf to make sure that the mortgage you have in place will always remain competitive as interest rates and mortgage schemes change on a regular basis.

Choosing the wrong mortgage might well turn out to be a costly mistake, on top of which, it will also be an experience you could well do without. The choice of who supplies your mortgage is quite rightly yours, but you would be well advised to contact Newquay Mortgage and Pensions and discover just how much they can do for you.



1st Floor Offices, 19-21 East Street,  
Newquay, TR7 1DN  
Tel: 01637 851 444  
Fax: 01637 850 774  
Email: [info@nmandp.co.uk](mailto:info@nmandp.co.uk)  
[www.nmandp.co.uk](http://www.nmandp.co.uk)



AUTHORISED AND REGULATED BY THE FINANCIAL SERVICES AUTHORITY.  
YOUR HOME MAY BE REPOSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Bob Gould  
Dip PFS Director



Laura Lincoln  
Office Manager



Mike Leech  
Dip PFS Director





## Nalders, your local solicitors in Cornwall

QualitySolicitors Nalders are one of the largest and most dynamic legal practices in the area with eight offices strategically located throughout Cornwall.

They are an extremely approachable firm of solicitors who have been advising both private and business clients for over 225 years. Now part of the UK nationwide legal brand "QualitySolicitors," their aim is to provide the very best in customer service.

Everything the practice does is designed to make life easier and less stressful for you when dealing with legal matters.

Their lawyers are specialists in their field. They do not believe that they have to use complicated legal jargon to prove how good they are. They offer clear, practical advice tailored to meet your individual needs and are committed to providing you with the best service possible.

The practice has an excellent reputation both locally and regionally and they pride themselves in the belief that no one in the legal market is more passionate about providing the very highest levels of customer service.

If you are moving house, whether buying or selling, their objective is to ensure that the process is as smooth and stress free as possible. They will keep you informed and updated throughout by whatever method suits you best.

They offer a wide range of legal services including the areas of Property, Business, Litigation, Family, Wills, Probate and Trusts, Education and Client Account Interest Rates. For a comprehensive overview of their services, visit their website, [www.nalders.co.uk](http://www.nalders.co.uk).

What will it cost? The practice believes that their service is excellent value, however, they also appreciate that not all law firms are like themselves. They are different and believe that they can make a difference to you both in advising you in respect of your legal issue and the way in which it is delivered.

Whatever legal needs you may have, either now or in the future, QS Nalders are only too happy to discuss your requirements and advise you on your best course of action.

If you are buying or selling a property or you need any advice, guidance or reassurance on any legal matters, contact QS Nalders and they will do their best to give you the answers you require.



**QualitySolicitors**  
**Nalders**

11 Beachfield Avenue, Newquay, TR7 1DP

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Fax: 01637 879 414

Email: [mif@nalders.co.uk](mailto:mif@nalders.co.uk)

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



## 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.

Whitakers 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 Whitakers 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.

They also provide a complete range of accountancy services to individuals and businesses large and small in the Newquay and surrounding area.

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 Whitakers today.

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



Bryndon House, 5-7 Berry Road,  
Newquay, TR7 1AD  
Tel: 01637 873 838

36 Fore Street, St Columb, TR9 6RH  
Tel: 01637 880 318  
Email: [mail@wrp.uk.com](mailto:mail@wrp.uk.com)  
[www.wrp.uk.com](http://www.wrp.uk.com)





## Energy Performance Certificates – why are they so important?

An EPC (Energy Performance Certificate) is a vital document which will help you make your home more energy efficient and also reduce your carbon dioxide emissions (carbon footprint).

All homes bought, sold or rented legally require an EPC, however, it is important that the report is carried out by a professional assessor.

Lewis Energy of St Austell are accredited by Stroma which means they have all the training, experience and certification needed to offer a first class service.

They are also members of Devon & Cornwall Home Inspectors, further evidence of their investment and experience.

They present a thorough and comprehensive EPC report which not only gives you information on your home's energy use and carbon dioxide emissions, but then goes on to tell you how these can be reduced.

Every home is graded as 'A', most energy efficient down to 'G', least energy efficient with the average home being rated as 'D.'

The report does not just tell you your rating, it goes on to tell you why you have achieved this rating and how to improve the energy efficiency of your home.

Some of the main areas are obvious, loft insulation, double glazing, cavity wall insulation for instance, however, there are a host of other areas which can be considered.

This is necessary work when you consider 27% of all carbon dioxide emissions come from domestic homes.

Lewis Energy offer a vital service to home owners and we would all be wise to find out how energy efficient our home is and how we can improve this efficiency and save money, irrespective of whether we are selling our home or not.

Contact them today and arrange an appointment.

### Lewis Energy

Tel: 01726 681 43

Mobile: 07966 517 929

Email: [wayne-lewis@live.co.uk](mailto:wayne-lewis@live.co.uk)

## The complete Architectural and Design Service

There are many individual reasons for needing the services of an architect - maybe you are thinking of building a new home 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.

Artchart Architecture are a Royal Institute of British Architects (RIBA) Chartered Practice and are recognised for many well-known projects throughout the area including leisure facilities, bars, restaurants, hotels, commercial properties and residential developments.

Whilst the majority of their projects have been in Devon and Cornwall, they have also worked on behalf of clients throughout the United Kingdom. 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.

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.

The service they provide includes all aspects of the development process whether it be for a barn conversion, extension, a building design small or large, a refurbishment or a new build project.

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 Artchart Architecture and let them help you.

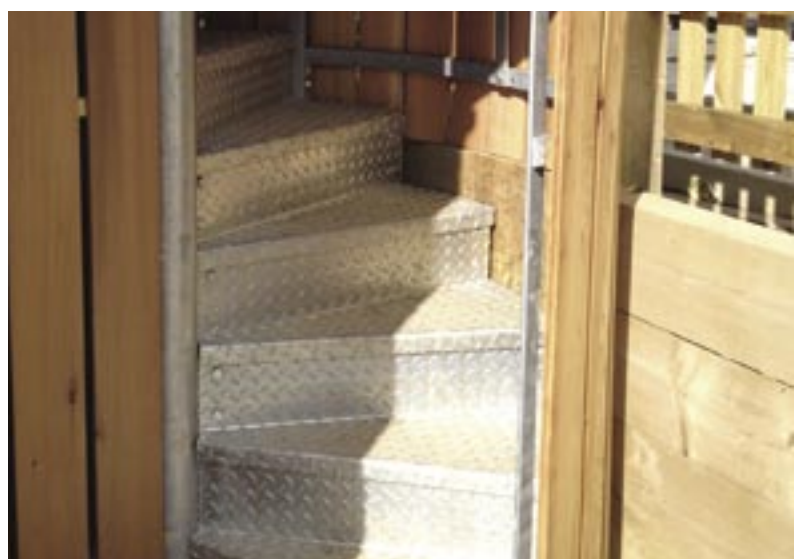
## ARTCHART > Architecture

Delynya House, 17A Bank Street,  
Newquay, Cornwall, TR7 1DH  
Tel: 01637 875 222  
Email: [info@artchart.co.uk](mailto:info@artchart.co.uk)  
[www.artchart.co.uk](http://www.artchart.co.uk)

'You can also find us on facebook'







## Architectural Metalwork can make such a difference

Like any material in our homes and businesses, the skillful use of metalwork can enhance and beautify our surroundings.

The **Ace Group** who are located in Newquay have countless years of experience and are well known for the many projects they have undertaken throughout the South West and further afield.

They are a family run business employing approximately 20 people in their 7200sq ft premises and specialise in architectural metalwork.

This includes ventilation and sheet metalwork, light fabrication including balustrade, terrace screens, kitchen extract systems, wall cladding, feature staircases and much, much more.

You will find a full list of the projects they have completed on their web site along with photographic examples of their work.

You may well have decided what you are looking for, or indeed, you may have a concept, but no idea how to achieve the end result.

Ace Group will be with you every step of the way. They will listen carefully to your requirements, suggest the best way to achieve your objective and then work with you to decide on a strategy.

Having the capability to design, manufacture and install independently, or work with your architects and designers, they approach every project with confidence and creativity.

They are highly skilled and experienced in their specialist field of architectural metalwork, which is paramount to their growing reputation for quality cost effective metalwork.

They believe that functional metalwork should still look stylish and complement its environment. They are skilled in assessing your needs and designing a solution which will not only enhance your building or project, but last a lifetime.

Their attention to detail and demand for perfection ensures from initial brief to final installation, client satisfaction is guaranteed.

When you contact Ace Group you are sure of a satisfactory outcome.



Quarry Park Road, Newquay, TR7 2NY

Tel: 01637 873 324

Fax: 01637 876 904

Email: [info@aceeng.co.uk](mailto:info@aceeng.co.uk)

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

## Your best choice for Windows, Doors and Conservatories

Contact with **Whitecross Windows** is highly recommended for anyone who is contemplating replacement windows, doors or possibly a new conservatory.

The business which has many years experience, is rightfully proud of the excellent reputation they have built up, with satisfied customers throughout the Cornwall area.

They must be regarded as one of the area's leading suppliers and installers and like any successful business they continually receive recommendations from their customers which speaks volumes for the extremely high quality of their products and workmanship.

They offer a free consultation and design service and all their installations are completed by their own teams of qualified professionals.

All their products have a guarantee and as accredited members of "Best Rated Businesses" they can offer their customers added security in the knowledge that they are openly monitored.

After discussing your requirements and listening to your ideas, their experienced designers will offer you advice and guidance whilst still maintaining and including your own visions.

They will create an image showing you exactly how your new windows, doors or conservatory will look. They will also provide a no obligation comprehensive quotation for your consideration.

Other products available are the increasingly popular bi-fold doors which offer the ideal solution for conservatories, sun rooms or to anyone who wants a generous opening into the garden.

Their insistence on quality products and service means that they firmly believe that their products do offer the best value for money.

There is no doubt that **Whitecross Windows** are one of the most professional businesses of their type and for anyone who is thinking about improving their home, they are definitely worth contacting.

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

### **Whitecross Windows**

Tel: 01637 839 172

Mobile: 07739 250 951

Email: [whitecrosswindows@hotmail.co.uk](mailto:whitecrosswindows@hotmail.co.uk)





## The Kitchen Studio for Kitchens, Bedrooms and Bathrooms

If you are looking for something a little bit different, then look no further than **The Kitchen Studio**. They are based in Newquay and have a reputation as a reputable supplier of quality fitted kitchens, bedrooms and bathrooms.

Their designers and craftsmen work together to combine style and individuality with traditional skills and painstaking attention to detail. They believe in teamwork with the most important player being you.

Your ideas and tastes give them the inspiration to create a unique room which is built to the highest standards of design and workmanship, specifically for you. Everything is installed by highly trained and experienced installers with many years of experience.

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

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

Bedrooms are vital to our health and well being and a properly designed bedroom provides a haven of rest and relaxation and requires a skilled designer to bring out the best in your room.

The Kitchen Studio offer exceptionally high quality furniture for your bedroom. Their furniture is made to the highest standards and they have built an enviable reputation for quality and attention to detail.

Where the bathroom is concerned, they offer a complete service to their clients including a full installation service that includes all the associated tasks such as plumbing.

You can be sure to receive helpful, honest and friendly advice from the business and no pressure for a decision. They believe in letting their customers make their own decisions in their own time.

After the initial consultation The Kitchen Studio will draw up a design that will incorporate all your wishes, needs and specifications.

The company is an honest, professional business who thrive on making sure each and every one of their clients are thrilled with their new rooms.

Anyone looking to improve their new home (or to even spruce up their old one prior to selling) should look no further than The Kitchen Studio.

**THE  
KITCHEN  
STUDIO**

Unit 5A Trellogan Industrial Estate,  
Newquay, TR7 2SX

Tel: 01637 879 899

Email: [jameskitchenstudio@hotmail.co.uk](mailto:jameskitchenstudio@hotmail.co.uk)

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

## The complete Flooring Specialist

If you have just redecorated your property and are left pondering where to purchase a new carpet or vinyl to complement the new decor, then a visit to **South West Carpets** in Newquay is highly recommended.

They are specialists in domestic and commercial flooring and being established in 1999 they have over ten years of experience.

Their extensive warehouse on Treloggan carries a massive selection to choose from and they are happy to provide their customers with free, no obligation estimates.

Having built up an enviable reputation, they quite rightly are proud of the fact that the majority of their new business comes from personal recommendations and referrals.

Customers can be assured that all work undertaken will be carried out to the highest standards and that high pressure sales are definitely not part of their agenda.

South West Carpets will give you all the advice, guidance and reassurance you need when you are choosing your new flooring.

They are agents for some of the countries most highly respected manufacturers who themselves offer a wide range of excellent quality flooring. These include names such as, Abingdon, Axminster, Kersaint, Heuga and the increasingly popular Karndean.

Whatever your choice, the business recognises that only half the job is done once the flooring is sold and their customers will, in the main, expect their new purchase to be fitted.

To ensure that all their work is completed to the highest standards, they like to carry out a free, no obligation site visit to assess the necessary work needed.

They only employ qualified fitters who have many years experience to carry out the work.

The business is certainly a modern, forward thinking company who can visit you at home with samples as well as welcome you to their showroom.

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



Treloggan Industrial Estate, Newquay, TR7 2SX  
Tel: 01637 872 023  
Email: [manager@southwestcarpets.com](mailto:manager@southwestcarpets.com)  
[www.southwestcarpets.com](http://www.southwestcarpets.com)





## A marriage of traditional workmanship and the latest building techniques

C G Fry & Son will commence marketing of their latest development at Tregunnel Hill in the New Year, a site ideally located in the vibrant Cornish town of Newquay.

This site will consist of 2-4 bedroom homes with some mixed office space and affordable housing.

Tregunnel Hill, which will be created on land owned by the Duchy, aims to set a benchmark for sustainable housing in Cornwall with a commitment to use, wherever possible, locally sourced materials and traditional trades with the objective of minimising carbon emissions.

Cornish slate and granite will feature in the construction of the traditionally styled properties which are designed to fit with the local scene.

C G Fry & Son have gained an enviable reputation over the years for the real quality of design and construction of their homes incorporating attention to detail that buyers know they can take for granted.

Finishing touches are also important with all their homes featuring a high quality internal specification including excellent kitchen and bathroom fittings.

If you reserve your new home at an early stage, there may well be the opportunity to make the property even more individual with a range of upgrades which are available.

C G Fry & Son place a great emphasis on craftsmanship and quality. Over more than 80 years their guiding principle has been to marry traditional workmanship with vision, innovation and the best of current building technology.

Reputation and integrity are fundamental to them in everything they do irrespective of the size of the task being undertaken.

Their involvement from the start with the renowned Poundbury development at Dorchester has spread the name of C G Fry & Son far afield, but they remain as focused as ever on the needs of each individual customer.

For details of the Tregunnel Hill development, contact Richard Holder at David Ball New Homes who are acting as agents for C G Fry & Son.



34 East Street, Newquay, TR7 1BH

Tel: 01637 850 850

Email: [sales@davidballestateagents.co.uk](mailto:sales@davidballestateagents.co.uk)

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

## Iroka - Contemporary Living

An emporium of innovative and cutting edge brands, Iroka brings an interiors paradise to the style-conscious home-owner. The best in contemporary furniture collections including lighting, homeware, flooring and furnishings, iroka is synonymous with luxe design and quality.

Many of the ranges are exclusive to their showroom in Cornwall and are sourced from all over Europe; from Kartell, Magis, Content by Conran and Calligaris. Iroka prides itself on creating the ultimate in bespoke interiors, offering specialist custom items and 'turn-key' solutions for every client, both residential or commercial sectors.

Providing an Interior Design Service with a team of accomplished designers, iroka can plan and furnish any type of property.

Designers source locally, nationally and internationally for the highest quality products, allowing people to share and indulge in the iroka vision.

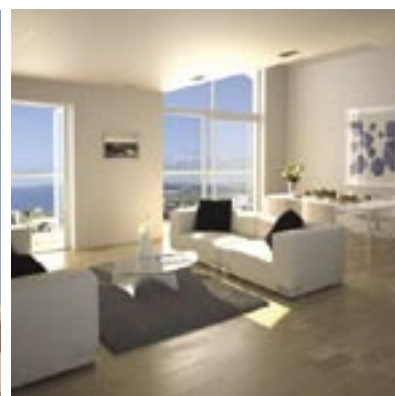
Furniture Packages are also available for property investors, supplying everything from floor to ceiling, right down to the tiniest details and finishings. The comprehensive packages and concierge service unite the best elements of interior design which can ensure a stylish five star finish accreditation from Visit Britain.

Iroka offer the complete design package, and can do as much or as little for the client as they require. With the largest single site contemporary furniture showroom in the South West, iroka delivers the ultimate in interiors.

The logo for iroka, featuring the word 'iroka' in a bold, lowercase, sans-serif font. The letter 'i' is a simple dot above a vertical stem. The 'o' is a circle with a horizontal line through its center. The 'k' has a distinctive shape with a vertical stem and a diagonal stroke. The 'a' is a simple lowercase letter.

15 Hayle Industrial Estate Park,  
Hayle, Cornwall TR27 5JR  
Tel: 01736 757 333  
Email: [studio@iroka.com](mailto:studio@iroka.com)  
[www.iroka.co.uk](http://www.iroka.co.uk)





## Brannan & Son – a local builder you can rely on

Finding a reliable builder can sometimes prove to be a difficult task. This can be made even more difficult if you are new to the area and do not know anyone.

Brannan & Son of Newquay is a local company with a national reputation and come highly recommended. They offer a wide range of contemporary building services for new builds, as well as all the traditional skills required for extensions, alterations, and refurbishments.

Like all reputable building contractors, their range of services is too numerous to list, however, they are able to handle anything involved with building and construction.

The ethos of the business encompasses time honoured values with modern and progressive thinking both of which have been embodied in the business since it was first established.

Everyone involved in the company believes in these traditional values which offer good quality work at fair and honest prices.

Whilst this thinking underpins everything they do, they also appreciate that their clients should expect honesty, integrity and the use of highly skilled traditional tradesmen in providing an excellent product.

Like any business, Brannan & Son embrace change. They consider themselves as forward thinking and progressive in their attitude.

The building industry and its code of practice is constantly under review and subject to change. Brannan & Son always ensure they are up to date with these guidelines.

Brannan & Son believe their customer is their most important asset and have adopted certain standards which they believe to be 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 completed in the correct order.

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

Last, but not least, Brannan & Son will never leave a project until the customer is satisfied with the work carried out. If you are looking for a building contractor, you would do well to contact Brannan & Son.



Unit 5C, Treloggan Industrial Estate,  
Newquay, TR7 2SX  
Tel: 01637 871 416  
Fax: 01637 839 245  
Email: paulbrannan@live.co.uk  
[www.brannanandson.co.uk](http://www.brannanandson.co.uk)

## How safe are your electrics?

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 our electrical wiring, continual use can lead to degradation and eventually failure.

This is why you should contact **Livingstone Electrics** who are a one stop shop for all your electrical needs.

Matthew Livingstone who owns and runs the business is proud to have been chosen as the Student Apprentice of the Year at Camborne College in 2009.

Since they were first established, they have built up an enviable reputation for the quality of their work which is very much to their credit.

The company have a wide customer base throughout Newquay and beyond. They are specialists in both domestic and commercial installations and maintenance.

Being a NAPIT approved contractor you can be assured their work is carried out to the highest standards.

For home owners, landlords and commercial customers, 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.

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

They regularly undergo reviews to ensure they are fully aware of the latest changes within the industry and are always working within these guidelines.

If you have a problem with your electrical circuits, or maybe you are buying an older property, then you should contact Livingstone Electrics and ask them to carry out a full inspection.

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

## Livingstone Electrics

Tel: 01637 876 185

Mobile: 07877 424 566

Email: matt934@hotmail.co.uk







## J Lee for all your Plumbing and Heating needs

J Lee Plumbing are a locally based company with countless years of knowledge and experience.

Jack Lee who owns and runs the business is friendly and responsive to his customers needs. He appreciates the fact that a great deal of his work comes from personal recommendations which speaks volumes for the standard of his work.

Being "Gas Safe" registered means that you can have complete faith in all work carried out and one telephone call will ensure that you will receive all the assistance, advice and guidance you require.

The business offers the home owner a complete service from design and advice, modernisations, boiler servicing repairs, replacements and full gas central heating installations.

In addition to offering a full and comprehensive service regarding gas, the business carry out plumbing repairs and maintenance and provides their customers with a wide range of services.

They are fully qualified to carry out Gas Safety Inspections which are a legal requirement for all landlords and they are qualified in all aspects of natural gas.

Legislation concerned with gas has recently changed and the Local Authority Building Control will have to be informed when relevant gas work is undertaken.

This includes the installation or exchange of central heating boilers. Work must be carried out by an approved installer. J Lee Plumbing have all the relevant approvals and certification.

All work is fully guaranteed and they offer a free survey and quotation service. Gas is dangerous and it is better to be safe than sorry when it comes to anything to do with it.

Your gas, plumbing and heating can sometimes cause no end of problems, however, rest assured J Lee Plumbing are just a phone call away and are always pleased to assist you from a simple repair to a full Central Heating Installation.



### J Lee Plumbing

Tel: 01637 871 564

Mobile: 07863 347 153

Email: [info@jleeplumbing.co.uk](mailto:info@jleeplumbing.co.uk)

## Newquay Self Storage - solve that space problem

Everyone at some time needs somewhere to store their belongings, but where? Whether it is to store household goods, toys, electrical equipment, recreational and gardening equipment or personal items that you do not wish to throw away, **Newquay Self Storage** have the answer.

Businesses can free up additional office accommodation by taking advantage of a 'dead storage facility' for files, office equipment and furniture with twenty-four hour, seven days a week access.

If you are moving away or renting your property, this gives you the opportunity of storing personal belongings, family heirlooms or furniture items which may get damaged during renting your property.

Newquay Self Storage now offers office space which will ideally suit a small start-up business. It is an excellent opportunity to move the office out of your home and free up valuable space.

The rates and electric costs are included in the rent of the office space and there is no fixed term as you rent on an "easy in and easy out" basis. All their offices are secure, have allocated parking spaces and come with the ability to rent office furniture.

Newquay Self Storage offers parking for any vehicles (caravans, boats, trailers) in a secure area which can be accessed twenty four hours a day, seven days a week.

If you are a regular visitor to Cornwall/Newquay, you can just park your caravan in their secure facility and save money on fuel. This will also free up space at home.

The business is ideally located on the Treloggan Industrial Estate in Newquay and you are welcome to call and inspect their facilities during office hours or by appointment at a time to suit yourself.

Their containers are available for long or short periods. They are dry and waterproof and offer extra space with no rates to pay. It is more cost effective than finding new premises to lease.

The storage units come in a variety of different sizes ranging from 32 square feet through to 320 square feet which ensures you will find the right size for your particular needs.

For a comprehensive overview of all the facilities available, you are invited to visit their web site (details below), alternatively, contact them by telephone or email.

They will be pleased to discuss and advise you how best to resolve your storage problems.



Treloggan Industrial Estate, Newquay, TR7 2SX

Tel: 01637 854 983

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

[www.newquay-selfstorage.co.uk](http://www.newquay-selfstorage.co.uk)





## The Little Cornish Cleaning Company really are cleaning up

In the throw away society in which we seem to live, it is reassuring to know that there is a company who specialises in the revitalization of our carpets and upholstery, using the very best equipment and solutions available.

The Little Cornish Cleaning Company who are well known in the local area are dedicated to offering a complete service to their customers. The business was established in 2010 by Mark and Olivia Fellows with the sole objective of offering a first class service at a realistic and affordable price.

They appreciate our carpets in particular, take a great deal of punishment every day. This means that dirt builds up, much of which is buried deep within the pile.

As well as damaging the pile and reducing the life of our carpets, the dirt could also be harbouring harmful mites and bacteria which can cause allergic reactions in some people.

The company use the very latest in cleaning techniques and equipment which ensures that they achieve the best possible results and are able to lift grease, dirt and grit thoroughly.

This process will also remove those unwelcome odours. Sufferers of bronchial or asthmatic conditions will be relieved to know that they will suffer no side effects from the chemicals used, plus they are completely safe for children and pets.

The Little Cornish Cleaning Company have an impressive portfolio of clients across the area and their web site has recommendations from a host of satisfied customers.

Their services include end of tenancy cleans, blitz cleans, holiday change overs, office cleaning and of course domestic cleaning.

As they are fully insured and they will guarantee against shrinkage or stretching. You will also find that your carpets and upholstery will be dry and ready for use in a comparatively short time.

They also promise their customers the following;

- They will always visit you when they say they are going to visit
- They will always be smart in their appearance
- They will always be polite and courteous
- They will always listen to and discuss your expectations
- They will never leave until you are 100% satisfied with their work

The Little Cornish Cleaning Company always try to do the best possible job they can for their customers. Why not give them a call and let them revitalise your carpets and upholstery.



Tel: 01726 862 656

Mobile: 07590 692 220

Email: [enquiries@cornwallcarpetcleaning.co.uk](mailto:enquiries@cornwallcarpetcleaning.co.uk)

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

## Senso Systems – taking Home Entertainment to a new level

Senso can help you take the first step towards achieving your dream; anything from a fully integrated home entertainment system to a simply exceptional hi-fi system to a whole house control system.

Their team has countless years of experience in delivering custom installations and are there to guide you through the vast range of available products and ensure that your personal requirements are fulfilled within your individual budget.

Some of the applications you might consider are:

**Music** – Send music around your home at the touch of a button. Store all your favourite tracks on a hard drive and access them no matter which room you are in at the time.

**Movies** – Recreate the cinema experience in any room by utilising a flat panel screen or projector with multi-channel surround sound.

**Lighting** – Change the mood in an instant with controls in every room or even on your phone. Turn the whole house off when you leave or add optional automatic control of your curtains and blinds.

**Design** – To ensure a multi room installation integrates into your home, experienced installers work with interior designers and architects where necessary, to plan the best possible solution for you and your family.

**Integration** – Synchronise your home entertainment systems with other key systems and services allowing you to run your entire system from one central hub.

With more and more smart electronics playing a central role in our daily lives, they deserve an even smarter role at home. Senso Systems can make it possible for virtually any appliance or device in your home to communicate intelligently with another, from locks to lights and from doors to drapes, which will give you the ability to control them, no matter where you are. As much or as little as you require, we can help you achieve your aims.

Create the perfect movie ambiance in one touch. Tell your thermostat what to do from Thailand. Manage music in multiple rooms. Get a text when your teenager comes home. Senso Systems offers you flexible solutions to design the home automation system of your dreams on a very real budget.

For more information and to discover just how much Senso Systems can offer, visit their website or call in to their showroom in Truro.



Norfolk House, 16-17 Lemon Street,  
Truro, TR1 2LS  
Tel: 01872 273 215  
Email: [info@sensio-systems.co.uk](mailto:info@sensio-systems.co.uk)  
[www.sensio-systems.co.uk](http://www.sensio-systems.co.uk)





## Enjoy the therapeutic benefits of a Hot Tub

The origins of Hot Tubs/Spas can be traced back to ancient history. It is well documented that Native Americans were well aware of their healing properties and have used them for thousands of years.

Cornish Hot Tubs have established their business to offer their customers a large variety of Hot Tubs from some of the world's leading manufacturers, including LA Spas, Vita and Catalina.

Since their early beginnings in 1999, the business has grown to become the fifth largest supplier of Hot Tubs in the United Kingdom, a reputation they are rightfully proud of.

This family run business would urge you to stop for a moment and think about the feelings of relaxation, peacefulness and warmth that a spa will give you.

The warm waters and rigorous body massage programs will leave you feeling stress free and ready to face the world again.

Prolonged stress has a bad effect on our bodies and can cause headaches, hypertension, ulcers and high blood pressure. Taking the time out to relax in a hot tub will only help to relieve the stress and therefore lessen the chances of us developing any of these conditions.

Cornish Hot Tubs operate from their retail site which is based in Carnon Downs Garden Centre and have a showroom full of hot tubs in various sizes along with all the equipment and information you may need.

They will tell you all about the health benefits and you can experience the different seating layouts and jet arrangements available. Your new hot tub can be used for time alone, with friends, with family or indeed just for the two of you.

You will be able to see for yourself the quality of the products and the knowledgeable staff will be able to tell you about their current offers, their after sales support, servicing and maintenance teams.

When you visit Cornish Hot Tubs you will you receive the best help and advice available from friendly and experienced staff. They will do everything they can to help you come to the right decision but appreciate that the final decision is yours.

Go ahead and enhance your lifestyle with a hot tub from Cornish Hot Tubs.



Carnon Downs Garden Centre, Quenchwell Road,  
Carnon Downs, Truro, Cornwall, TR3 6LN

Tel: 01872 573 350

Email: [info@cornishhottubs.co.uk](mailto:info@cornishhottubs.co.uk)

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



## Newquay's Premier Holiday Lettings Agency

Which Holiday Survey found during a recent survey that Newquay is "one of the nations favourite seaside towns," offering so much to a wide range of people from all walks of life.

The resort is open all year and offers a fabulous array of attractions as well as renowned events and activities, both water based and on dry land.

Newquay Holiday Lettings give you the opportunity to take advantage of this wonderful town and arrange winter lets or short term lettings, to help fill those quieter times and often work in conjunction with David Ball Agencies or Lettings who are probably Newquay's premier lettings agency.

They can assist with furnishing, design and even modernisation often working off plan with developers ensuring early advertising ahead of other agencies!

The business is the only holiday letting agent based on the high street and boasts over twenty five years of experience in the tourism and property industry.

Director Louise Cooke maintains they have remained successful because they only concentrate on Newquay and the surrounding areas which means they have built up a wealth of knowledge and experience.

Such is their reputation, they are proud to say that over 50% of their bookings are return guests and word of mouth bookings.

Quite clearly, they should be the first point of call for anyone looking to rent a holiday let in the area irrespective of the length of the term required. Their web site also has a 24 hour online booking system.

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

For home owners looking to market their home as a holiday let, the business have a database of thousands of previous guests, so marketing your property is simple and effective.

They can market your property or offer a wide range of packages right up to full management, allowing you to have as much or as little involvement as you choose. The best news is that there are no set up fees at the beginning, in the middle or at the end.

Newquay Holiday Lettings are the perfect company for anyone looking to rent a property or let a property. Give them a call and they will look after you.



34 East Street, Newquay, TR7 1BH

Tel: 01637 850 102

Email: [enquiries@newquayholidaylettings.co.uk](mailto:enquiries@newquayholidaylettings.co.uk)

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





## You are more than welcome at Porth Veor Manor Hotel

Whether you are looking for a hotel to stay at while you are house hunting, or you need that special venue for a perfect holiday, look no further than the **Porth Veor Manor Hotel**.

Porth Veor Manor Hotel is rated AA 3 stars, Visit England 3 stars silver and the villas/apartments are Visit England 4 stars gold. Prices start from £59 p.p. bed and breakfast with free night offers. Half board is from £82 p.p.

The hotel enjoys an elevated position with terraced lawned gardens overlooking the beach at Porth. This charming 19th century Manor is now complemented by the modern day comforts of a well appointed hotel.

Just a few minutes stroll down from the grounds, via a private footpath is direct access to the sandy beach and the neighbouring bays of Watergate and Mawgan Porth. These can be reached by way of the coastal paths which beckon the keen walker.

For those of you who prefer a more relaxing break, the hotel offers a tranquil haven with a restaurant offering fine dining, an excellent wine cellar and a well stocked bar.

The Beaucliffes restaurant is located overlooking the beach and their fine dining menu should tempt the most discerning guest. Their head chef has designed a seasonally changing menu to gain the most from the high quality produce available locally.

You will also find a lounge area and a Victorian style conservatory overlooking the bay plus an outdoor heated pool complete with sun terrace.

The hotel also has on site seven villas and four apartments each having two bedrooms, two bathrooms, wide screen satellite television and DVD. There is also one three bedroom villa which caters for the larger parties.

The villas and apartments are well appointed and superbly furnished including a well equipped kitchen area together with all the required appliances. Bedding, towels and tea towels will all be ready for you when you arrive.

Whatever your personal requirements, you will find the Porth Veor Manor Hotel more than capable of satisfying them. You will also find a hotel you will want to visit time and time again.



**PorthVeorManor.com**

Porth Way, Porth, TR7 3LW

Tel: 01637 873 274

Email: [sales@porthveormanor.com](mailto:sales@porthveormanor.com)

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

## Budget Checklist

### Monthly Income Figures

Your Monthly Salary

Partners Monthly Salary

Any Overtime/Commission

Any Other Income

Total Monthly Income (A)

### Disposable Income

Box (A) minus Box (B)

Your mortgage provider will advise you how much you can borrow.

This is dependant upon a number of issues: Size of deposit, monthly expenditure etc.

### Monthly Expenditure

Gas and Electricity

Telephone and Mobile Telephone Bills

Council Tax

Food and Drink

Entertainment

Credit Cards and Store Cards

Other Standing Orders and Direct Debits

Hire Purchase Payments

Insurance Policies and Pension Plans

Travelling Expenses

(Petrol/Road Tax/Insurance/Running Costs)

Family Clothing

Savings for Holidays or Savings Plans

TV or other Licences

Any Other Expenses

Total Monthly (B)

This Guide to Moving Home has been prepared for DAVID BALL AGENCIES of Newquay by GLARIC CONSULTANCY LIMITED, 58 Hove Road, Lytham St Annes, FY8 1XH  
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