



goundrys

ESTATE AGENTS

A GUIDE TO
MOVING HOME

All About Goundrys

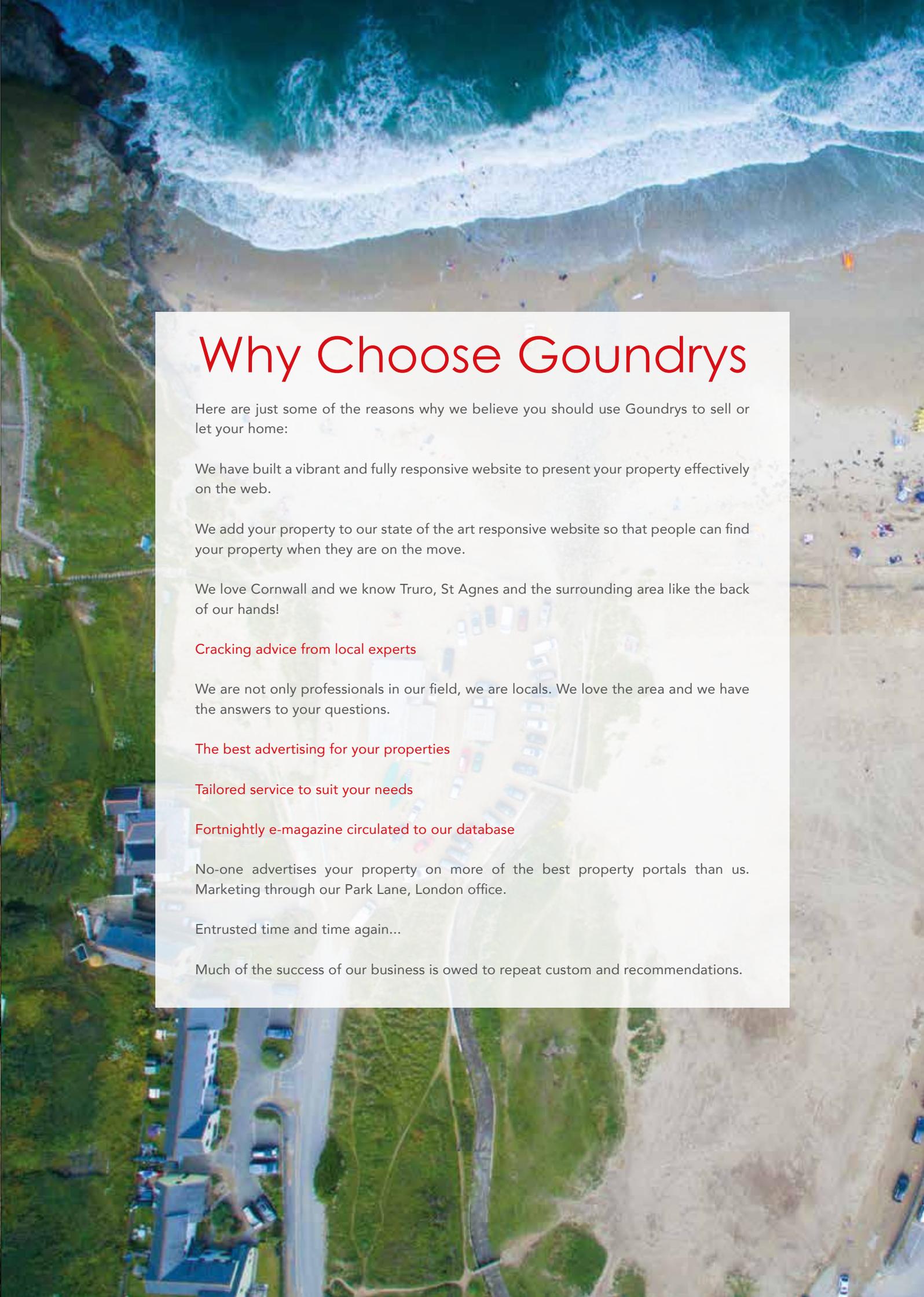
Established in 2004 by Andy Goundry, Andy has been an Estate Agent since 1986 and was accepted as a Fellow of The National Association of Estate Agents in 1996.

In 2007 we set up our Lettings Department which has grown tremendously since and now we let and manage a property portfolio in excess of 280 properties for our various and varied landlords.

Building on our success in 2009, Goundrys Estate Agents added the long established 'Lee & Co' office in the vibrant and popular North coastal village of St Agnes.

"With very strong personal links to the village... it seemed a perfect fit."
Andy Goundry.

At Goundrys Estate Agents we believe our continued success is built around the vastly experienced team of people we have. Our unrivalled local knowledge of our market place since the mid 1980's, combined with an approach to marketing and customer service based on honesty and integrity, are the ingredients sought by sellers looking for the reassurance that local knowledge leads to better results...

An aerial photograph of a coastal area, showing a sandy beach, turquoise waves, and green grassy areas. A white rectangular text box is centered over the image.

Why Choose Goundrys

Here are just some of the reasons why we believe you should use Goundrys to sell or let your home:

We have built a vibrant and fully responsive website to present your property effectively on the web.

We add your property to our state of the art responsive website so that people can find your property when they are on the move.

We love Cornwall and we know Truro, St Agnes and the surrounding area like the back of our hands!

Cracking advice from local experts

We are not only professionals in our field, we are locals. We love the area and we have the answers to your questions.

The best advertising for your properties

Tailored service to suit your needs

Fortnightly e-magazine circulated to our database

No-one advertises your property on more of the best property portals than us. Marketing through our Park Lane, London office.

Entrusted time and time again...

Much of the success of our business is owed to repeat custom and recommendations.

Marketing Your Property

Goundrys Estate Agents exposes your property to a wide number of buyers.

We place every property on all the major websites including Rightmove, Onthemarket and many, many more.



We publish a 'glossy regional magazine' quarterly as well as a quarterly lifestyle magazine – along with digital versions.

We also advertise extensively in the local press.

We phone, email and text our mailing list of potential buyers.

We will leave no stone unturned in our efforts to market our client's homes fully.

We include floor plans for our sellers, but ultimately you choose as we will tailor our service to individual client's needs.

*" We know our market inside out,
upside down and back to front..."
Andy Goundry*

Our Sales Fees

At Goundrys Estate Agents we pride ourselves in being completely transparent about our commission rates and charges.

We do not claim to be the cheapest but we do offer excellent value for money with sensible commission rates that we are very happy to discuss at any time.

Whilst we ask clients to pay for the EPC and the current cost including VAT is £60. These are then the possession of the client but available for our use. The EPC has a 10 year shelf life, so if circumstances change they can be used again in the future.

We offer extremely competitive commission rates as all our staff are front line (including Andy Goundry), so we have no head offices to support.

We offer a no sale no commission service, but we are happy to discuss all formats.

To find out how much we charge and about any current special offers please contact either office.





Buying Advice

Where do I start?

Contact your nearest Goundrys Estate Agents branch. Our staff will listen to what you want. It is important to talk to us so that we can get a real idea of your priorities, where you want to be and what is most important to you. Invest some time and think hard about the following:

- Which AREA would you consider buying in?
- What TYPE of property are you looking for?
- What are the MUST HAVES and DON'T WANTS?
- HOW MUCH are you prepared to spend?
- What TIMEFRAME do you want to be moved in?
- Do you NEED TO SELL and if so is your property on the market yet? Book your free valuation for sale.
- Do you know how much you can borrow and is your FINANCE organised?
- I want to see a property

Once we have an idea of your needs it is time to see a range of properties so that you can see what your money will buy in your chosen area.

I've found the one!

When you have found a suitable property consult your agent about how to proceed. An offer is about more than just money. We will ask you to provide details of:

- Your buying position
- Proposed time frame
- How you intend to fund the purchase
- Any inclusions ie. curtains, carpets, etc

The seller will ask us to obtain this information as it will help them in making their decision.

What happens now?

Once the sale is agreed your agent, hopefully us, will be the main point of communication between all parties in the transaction to assist where at all possible.

Instruct a local solicitor with experience of the area.

Instruct and pay your mortgage broker, if applicable, to submit your mortgage application and organise a valuation.

Once the legal (conveyancing) work has been completed and your finances are in place you will be in a position to 'exchange contracts' prior to the agreed 'completion' at which point you can move in.

Selling Advice

When deciding to sell your home in Truro, St Agnes and surrounding areas there are a number of important issues to consider.

Why am I selling?

This is an important question, as it will impact on how quickly you need to find a buyer and, therefore, the initial pricing. It may be starting a new job at a certain date, a baby due or other time sensitive reasons.

A realistic and competitive asking price

At the start, a realistic and competitive asking price can be crucial. Most interest is generated in the first 6 weeks of marketing. Remember, often the first offer is the best one.

First impressions

It is not just important to present the property at its best both inside and out for photographs, but when viewers arrive or as they often do 'drive by' first, you want your home to entice them through the door. So clean gutters, freshly painted doors and windows, clean pathways and tidy gardens are vital ingredients to a successful sale, quicker and at the best price.

Presentation

- Lights or lamps on makes a home feel warm and welcoming.
- Make use of plug ins or a fresh vase of flowers to keep the home smelling fresh and those damp or pet smells at bay.
- In the winter make sure the heating is on, a cold house is off putting and potential buyers will think it is expensive to heat.
- Touch up paintwork, or any past damp patches, as nervous first time buyers may fear the worst.

Viewings

If you choose to show potential buyers around your home do not say too much. Answer their questions, but do not over sell your house as you do not want to appear desperate. Let the viewers take their time, it is a lot to take in and they will not want to be rushed.

Any other questions you may have can be discussed at our appraisal.

Book your valuation - it is free and without obligation.





Letting Your Property

Goundrys have been successfully letting and managing property across Cornwall since 2007.

As one of the fastest growing letting agents in Cornwall, our property management service ensures that the letting process for landlords is as stress free and simple as possible. From the moment you instruct us, we will manage all aspects of renting your property. We are on hand to deal with any issues that arise, ensuring your tenants and property are well looked after.

Accurate valuation is key. Our aim is to let your property at the best possible price in the shortest possible time, and this is where our extensive local knowledge of our market place comes to the fore.

The marketing of your property is the next step to finding your perfect tenant; we give your property maximum exposure across a wide range of media including advertising in the local press, and in all the major property portals including rightmove, zoopla, etc.. as well as via the Guild of Professional Estate Agents. Lastly, the peace of mind of having professional ARLA qualified personnel to look after your property.

Tenant Find Only

Our Tenant Find Only Service is for those landlords who are keen to manage their own properties.

We organise all the marketing for you to ensure that your property reaches the widest possible audience and take care of the extensive paperwork that goes with setting up a tenancy, handing it over to you once everything has been signed and your tenants are in situ.

We have assisted many landlords on this basis in the past and they have come back to use our service time and time again.

This service includes:

- Marketing
- Finding a tenant
- Organising for the EPC to be done
- Organising electrical safety inspection
- Organising gas safety inspection
- Preparing the tenancy agreement
- Arranging the check-in at the start of the tenancy
- Place/protect the deposit with the Government regulated Deposit Protection Scheme
- Provide all paperwork required by law to the tenant prior to moving in
- Hand the day to day management back to the landlord



Your Local Experts in Law

Thurstan Hoskin Solicitors are a progressive firm of solicitors who have been established since 1979. They have experience across a wide range of legal services, including helping people buy and sell property.

They have gained a genuine reputation for being a leading Cornish law firm. The quality of service based on their understanding and commitment to fulfilling their client's wishes is outstanding.

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 dynamic in their approach and understanding in their attitude.

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

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

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



ThurstanHoskin
SOLICITORS

Redruth Office: Chynoweth, Chapel Street, Redruth, Cornwall, TR15 2BY

St Agnes Office: 20 Churchtown, St Agnes, TR5 0QU

Hayle Office: 33 St John's Street, Hayle, TR27 4LL



They use modern management techniques with good IT support alongside a steady programme of investment in both staff and IT. Their aim is to provide all their clients (both new and existing), with a service about which they can be confident. Happy clients often refer them to friends, family and associates alike.

Thurstan Hoskin Solicitors use an online case management system with 2 offsite secure storage servers, coupled with a recognised anti-virus software package to ensure a high level of security. Nothing is guaranteed but it is highly unlikely that they will ever lose all of their data.

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

Thurstan Hoskin 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.

Thurstan Hoskin 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 stands out from the crowd.

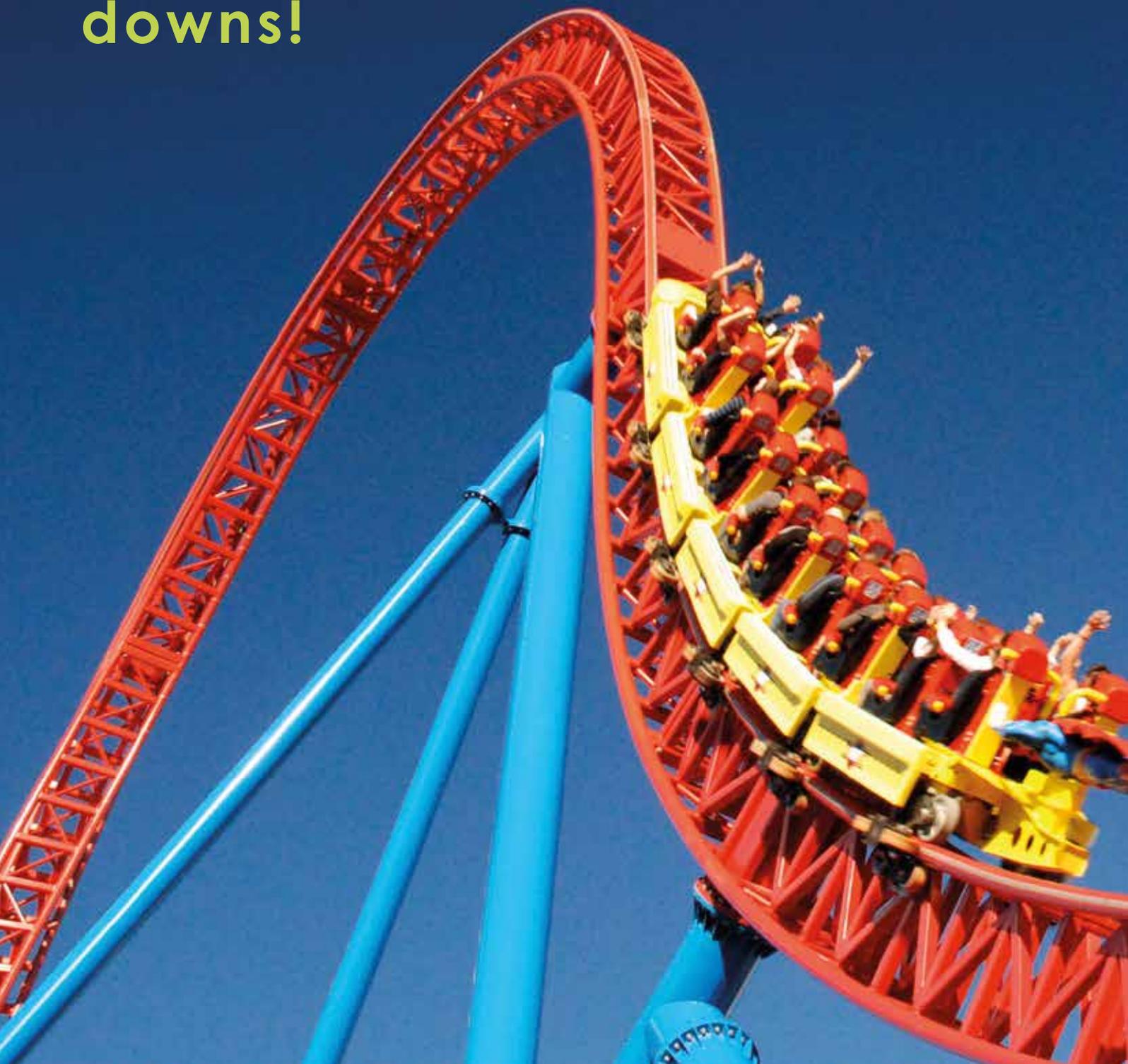
Tel: 01209 213 646

Email: info@thurstanhoskin.co.uk

www.thurstanhoskin.co.uk



Buying and selling your property can be like a roller coaster ride, but Setfords Solicitors are here to help you through the ups and downs!



When buying or selling a property, you need a Solicitor who has the local knowledge to guide you through the entire process in order to avoid any delays or complications. When this is backed with support from one of the largest groups of independent Solicitors in the Country, then you know you are in safe hands.

Jon Pastor heads the Setfords team in Truro. He has been involved in all aspects of residential property work. This includes not only sales and purchases, but specialist areas including the purchase of second homes, holiday lets, new builds and affordable housing. He is also regularly involved in the expanding equity release market.

Jon and his team pride themselves on the close working relationships established with the local agents and property professionals. He is very aware that a house move can be stressful and he ensures through regular feedback, that you are always fully up to date with all developments in your transaction.

Ease of communication is probably one of the key factors to ensure a smooth transaction. With a small, focused team, when you call or email you will be dealing with an experienced member of staff who will have a detailed knowledge of your transaction. Their office is in a listed building in the heart of Cornwall's Cathedral City and combines a traditional approach but with the benefit of the very latest technologies.

Truro Office:

5 Walsingham Place, Truro, Cornwall, TR1 2RP

Guildford Head Office and Administration Centre:

Jenner House, 1a Jenner Road, Guildford, Surrey, GU1 3PH

Tel: 01872 308 706

Email: jpastor@setfords.co.uk

www.setfords.co.uk





**HARRIS
BEGLEY**
FINANCIAL
PLANNING

Need a mortgage?
Then talk to one of their experts today
on 01872 888 400

‘Did you realise that Harris Begley are specialists in later life planning such as Pensions and Equity Release?’

‘Call today. They want to help you with all aspects of financial planning, no matter your age or circumstance.’

‘Established in 2004 they continue to help their clients achieve their financial goals.’

18b Old Bridge Street, Truro, TR1 2AH
Tel: 01872 888 400
Email: enquiries@harrisbegley.co.uk
www.harrisbegley.co.uk

Wealth Creation, Preservation and Financial Solutions

Getting sound financial advice when buying your home should not be a hassle. Harris Begley have access to the whole of the market for mortgages, meaning they can find the right solution for you, so you do not have to.

At Harris Begley you can expect a warm welcome, professional service and a relaxed friendly atmosphere. Harris Begley’s advisers have over 100 years of combined experience in mortgage brokerage, protection and wealth preservation, ensuring that no matter what your question, Harris Begley will be able to offer advice.

Harris Begley also have a dedicated team of administrators, processing mortgages, protection and wealth to ensure the smoothest possible journey for their clients.

If you are in need of any advice for financial matters, give Harris Begley a call and book your free appointment today.

Your home may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it. For mortgages, we offer free consultations but a mortgage fee will apply at the application stage. Typically this is likely to be £495.

Equity release is a lifetime mortgage or home reversion scheme. To understand the features and risks, ask for a personalised illustration. The value of pension and investments can fall as well as rise. You may get back less than you invested.

Equity Release will reduce the value of your estate and can affect your eligibility for means tested benefits. Will Writing is not part of the Quilter offering and is offered in our own right. Quilter Financial Services accept no responsibility for this aspect of our business. Bridge Funding, Secured Loans and Commercial loans are only available by referral.



**Residential Mortgages
Buy to Let Mortgages
Equity Release Mortgages
Bridge Funding
Secured Loans
Self Build Mortgages
Estate Planning**

**Income Protection
Critical Illness Cover
Relevant Life Policies
Keyman Insurance
Commercial Loans
Life Insurance
Wills and Trusts**

**Family Income Benefit
Buildings and Contents
Savings
Investments
Pension Planning
Retirement Planning
Landlords Insurance**



Such a small price to pay for peace of mind

House purchase is the largest single investment most of us make in our lifetime and to consider such a purchase without the benefit of professional advice from an independent company such as DowlingDodd Chartered Surveyors would seem, to say the least, imprudent.

Yet that is exactly what the majority of home buyers tend to do. Most house purchasers still rely on the Valuation Report prepared by their mortgage lender, although that report is primarily for the lender's own purposes and is based purely on financial grounds and not on any structural basis.

A detailed survey such as the HomeBuyers Survey and Valuation should be considered as a bare minimum, irrespective of the age or condition of the property and in some cases the more in-depth Building Survey will be required.

These surveys are aimed at identifying defects which require repair in order to prevent further deterioration and possible associated damage.

The survey will also draw attention to defects which can have a significant affect on value and can form the basis for further negotiation on the purchase price. Often, the cost of the survey is only a fraction of the saving made through renegotiation.

The Royal Institution of Chartered Surveyors HomeBuyers Survey and Valuation is suited to most residential properties. Obviously the cost of a survey will vary depending on the purchase price and type of property, as well as the type of survey required.



2A River Street, Truro, Cornwall, TR1 2SQ
Tel: 01872 260 555
Email: surveyors@dowlingdodd.co.uk
www.dowlingdodd.co.uk



Some of their services include:

- Home Buyers Surveys
- Residential and Commercial Building Surveys
- Help to Buy Valuations
- Residential Property Valuations
- Residential Investments
- Residential Portfolio Valuations
- Residential Development
- Insurance Re-instatement Valuations
- Schedule of Condition Reports
- Single Defect Reports
- Expert Witness

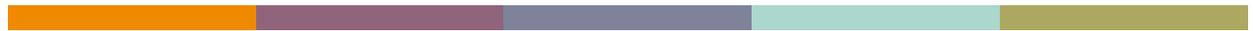
DowlingDodd are an independent surveying practice with a wealth of knowledge and have many years experience in survey and valuation work in Cornwall.

They are used to working with major mortgage lenders and are well known to local Estate Agents and Solicitors. The business is approachable and friendly and will advise on which survey or valuation in their opinion, is most suited to your needs.

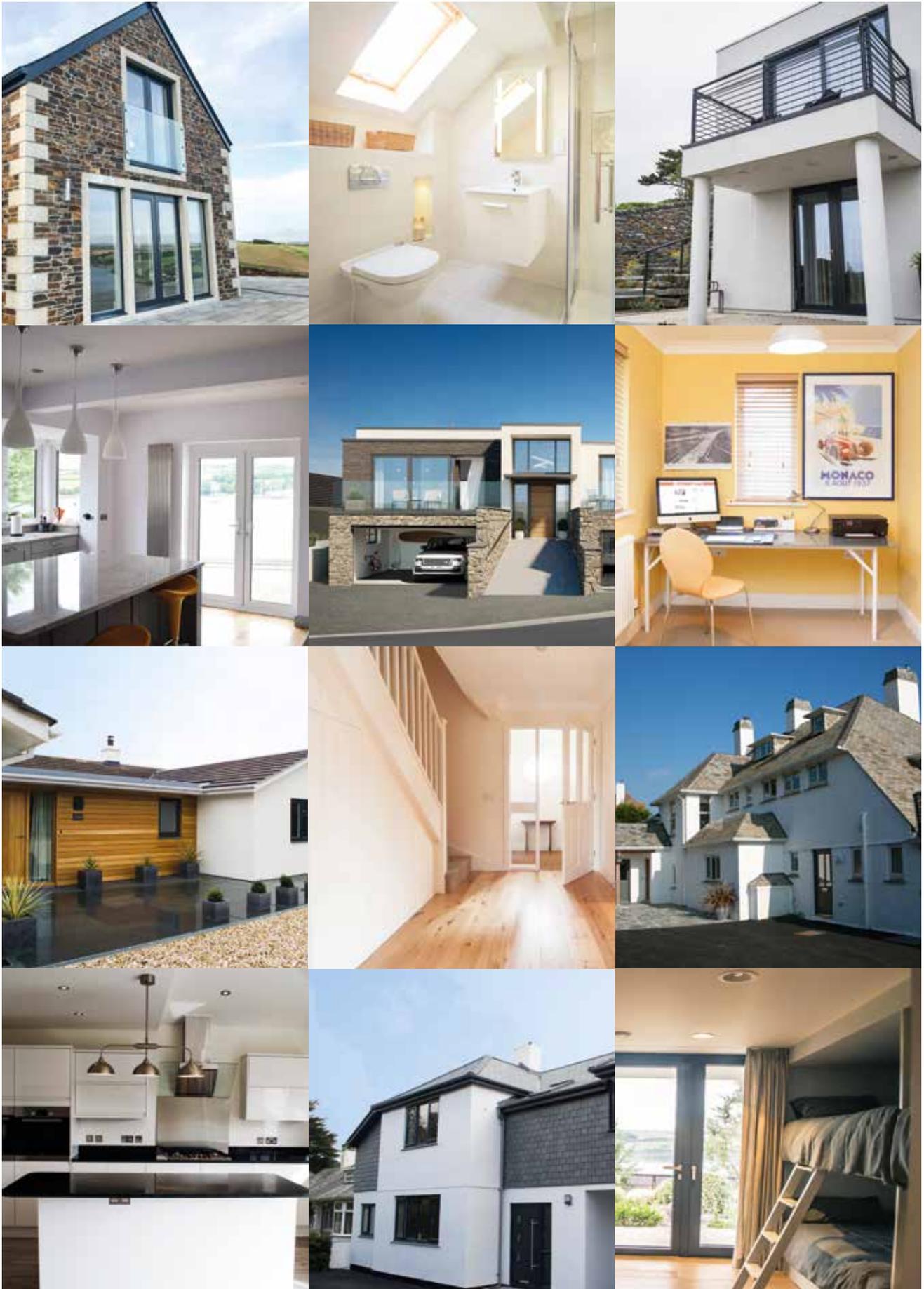
Following the inspection, they will discuss their findings with you and advise you on the best course of action.

When you are about to make such a large investment in your new property, it makes common sense to carry out a survey and ensure real peace of mind. DowlingDodd Chartered Surveyors are ready, willing and very able to help you achieve this.

CAD ARCHITECTS



An established RIBA Chartered Practice offering heritage, structural, project safety and development consultancy services in-house.



Courtleigh House, 74-75 Lemon Street, Truro, Cornwall TR1 2PN
www.cadarchitects.co.uk | 01872 630040 | studio@cadarchitects.co.uk



Start your new life!

Long before the contracts have been signed and exchanged there is one very important decision which has to be made. How are you going to get all your possessions to your new home?

Britannia Lanes, established over 40 years ago and built on a solid reputation, this family-run business has helped many happy families start their new lives in Cornwall over the years.

Many out of county clients use Britannia Lanes as a company they know they can trust. The string of independent five-star reviews speak for themselves. So if it is time to make your own escape, Managing Director, Mark Lane, tells us how he can make it a reality.

"Our approach is centred on listening to our clients' needs and then accommodating them as best as possible," explains Mark.

"This often includes informing them on alternative solutions that they may not have thought of, giving them options, to either save money or reduce the hassle for them."

Mark thrives on taking the stress away from the client and giving them more focus on the relocation and the new lifestyle they are about to enjoy.

One of the great benefits of using a Cornish business for moving your prized possessions is that they know the roads and practicalities of a Cornish move better than anyone.

They use a range of technology to make everything a whole lot easier, such as an instant price calculator, which will give you a good indication of what the removal might cost and also a video survey.

This is ideal for out of county clients, where a home visit is not feasible. Using specially developed software, the client gives a tour of their house via their smartphone or tablet.





As well as being the first choice for people moving home in the UK, Britannia Lanes offer specialist overseas and business removal services, throughout Europe and the rest of the world.

If you require any storage for your home or office, Britannia Lanes have their own secure storage facilities that is fully protected by state of the art CCTV, intruder and fire alarm systems.

So, if you are thinking of making that move yourself, stop thinking and put the plan in action! Why not start by visiting the Britannia Lanes website and going from there? It might just be the smartest move you ever make!



Greenbottom, Chasewater, Truro, Cornwall, TR4 8QW

Tel: 01872 560 147

Email: cornwall@britannialanes.co.uk

www.britannialanes.co.uk





Keltic Removals

"A load off your mind!"

Moving house? On average, each of us will move eight times in our lifetime and two thirds of people cite moving house as one of the most stressful things they've ever done. One way that you can make the moving process slightly less stressful is to use the services of a removals firm. But who do you choose to safely transport all your worldly belongings?



Based in St Agnes in central Cornwall, Keltic Removals operates locally, nationally and even internationally, so whether you are down the road or to the other end of the country, your possessions will be in safe hands. Dan Jose, Keltic Removals' owner/operator has over 25 years experience as a class one HGV driver (fourteen of which were spent in the Royal Corps of Transport and Royal Logistics Corps as an Army driver) and Keltic Removals has recently celebrated its 1000th customer.

Dan is known for his outstanding and efficient service, providing specialised equipment in order to transport just about anything, from pottery kilns to pianos and antiques to motorbikes.

"Keltic helped me with my International move from Paris to Cornwall and the service was outstanding. Dan runs a very tight ship, professional and courteous to work with at all times. Every care was taken to ensure the items were safe and they organised the whole process and paper work for me."





**Unit 1A, Old Great Western Railway Yard,
Penwinnick Road, St Agnes, TR5 0PD
Mobile: 0777 9999 669
Email: info@keltic-removals.com
www.keltic-removals.com**

As well as moving services, Dan also offers clearances and storage to domestic and business customers. Short or long term storage is available at affordable prices making it a great option if there is a window of time between moving out of one home and getting the keys to your next, or if your new home needs renovation work or redecorating.



"Moving is stressful at the best of times, but Dan was incredibly friendly and courteous, a proactive communicator, transparent and very reasonable with regard to prices, and caring rather than merely careful with my belongings. Despite a big move and a long journey nothing was too much trouble and I knew I was in very good hands throughout the process."

KelticRemovalsandKelticLightHaulage is fully insured with comprehensive public liability and goods in transit insurance. Dan provides a quick, easy and efficient service from full house moves right down to one off items. Nothing is too much trouble for him and he takes great pride in completing work to a high standard.

Keltic Removals' unique business model allows them to offer extremely competitive and affordable prices, whether the job is large or small and whatever the distance. When more hands are required Dan has an excellent team of experienced, friendly and reliable drivers, allowing them to complete larger moves in shorter times.

For more information on Keltic Removals and Keltic Light Haulage's range of services, contact Dan today for a free (no obligation) consultation to discuss your requirements and how he can best serve you.



DESIGN | DELIVER | INSTALL

Kitchen Kit Ltd specialises in quality German kitchens and appliances. With a wealth of experience Nigel and his team have designed, supplied and installed kitchens throughout Cornwall for nearly a decade. They have selected the brands offered carefully and have built strong relationships with them over the years. The two German kitchen brands they sell are Nobilia, the world's largest kitchen manufacturer and Ballerina, one of the best German kitchens on the market.

Now you might think independent kitchen retailers are a little more expensive, but as the saying goes, you really do get what you pay for. At Kitchen Kit, they really do believe this. Kitchen Kit as a true independent has worked hard to build up their name and reputation in Cornwall, by making their customers happy and carefully selecting kitchen and appliance brands with proven quality. They specialise in German kitchen designs for all budgets.



They will design your new kitchen from scratch with a variety of accessories, storage units and door styles. It will give you the opportunity to have exactly what you want instead of what is just in stock. Their team will manage your kitchen project from start to finish, which will be included in the price and help you on every step of the journey, even after the kitchen has been installed. They will design, supply and install your dream kitchen for a price that might just surprise you.

They specialise in built in appliances from brands such as Neff, Bosch and Siemens, with over 40 on display in their showroom. You can trust them to offer impartial advice and excellent customer service. With multiple years of experience in appliance service, they are perfectly placed to offer no nonsense advice on products regarding their reliability and life span.



Kitchen Kit, through their sister company Kitchen Kit Contracts, supplies Nobilia kitchens to the contract market throughout Cornwall. From beautiful residential schemes to bespoke one offs, they can design, supply and project manage developments of any size. Luxury engineered German products partnered with local, friendly and specialist service is an exciting addition to the Cornwall construction and development industry which continues to thrive.



Kitchen Kit Ltd
Cornwall's Premier Built-in Appliance and Kitchen Specialists

Unit 13A, Threemilestone Industrial Estate,
Threemilestone, Truro, Cornwall, TR4 9LD

Tel: 01872 225 990

Email: sales@kitchenkitsw.com

www.kitchenkitsw.com



For an everlasting pleasant experience

A visit to 1st Call Vista Ltd is highly recommended for anyone who is contemplating replacement windows, doors or possibly a new conservatory.

The business has over 30 years of experience and are rightfully proud of the excellent reputation they have built up with thousands of satisfied customers throughout Redruth and the surrounding areas.

1st Call Vista Ltd are regarded as one of the area's leading suppliers and installers. They continually receive recommendations from their customers which speaks volumes for the extremely high quality of their products and workmanship.



They offer a 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 a number of associations they can offer their customer's added security in the knowledge that they are fully protected.

Their customers range from commercial property businesses and managing agents taking care of larger premises, right through to individual residential homeowners.

They source some of the best, most durable and safest products on the market. Their windows are available as 70mm systems with 28mm sealed units as standard. They are able to supply in any size or any colour.

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 1st Call Vista Ltd are one of the most professional businesses of their type and for anyone who is thinking about improving their home, they are definitely worth a visit.

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



Sweet Dreamzzzz
Beds At Prices You Wont Lose Sleep Over

**DO YOU SUFFER FROM
BACKACHE OR
A LACK OF SLEEP?**

**MAYBE IT IS TIME TO GET A
NEW MATTRESS?**

On average a mattress should be changed every 8 years or sooner if the springs have collapsed or there are dips.

We all need a good nights sleep and very often broken sleep is due to inadequate support from the bed we are sleeping in.

They have a selection of mattresses available from stock to help you get the sleep you deserve.

Sweet Dreamzzzz have been overwhelmed by the success of a fabulous new range they now have in store that are not only 'chemical free' but fully recyclable at the end of their life... lets look after our future generation.

Sweet Dreamzzzz is a family business with many years of experience supplying furnishings for your bedroom.

They pride themselves on providing a great service at a very competitive price. With a fully fitted showroom in Penryn, they understand that every customer matters.

They will always strive to make the selection and buying process as easy and enjoyable as possible for their customers, by using the knowledge and experience they have built up within their established business.

As first impressions count, you will find a warm and friendly greeting as soon as you enter their impressive showroom. You will also find all the help and advice you will need from the experienced and knowledgeable staff.

Sweet Dreamzzzz are proud to announce their newest range of recyclable beds. Made in the UK, the company take their responsibility to nature very seriously and are striving to achieve a zero to landfill quota across their entire range.

Along with their solar powered factory, they source most material locally which in turn reduces O2 emissions. With a 24 acre fully sustainable woodland, environmentally friendly fabric and no chemical treatments, they are particularly great news for anybody with allergies and those of us who are serious about saving our planet for the future generations.



11 Commercial Road, Penryn, TR10 8AQ
Tel: 01326 372 300 • Email: sdreamzzzz@hotmail.co.uk
www.sweetdreamzzzz.co.uk



They supply contract beds to landlords of student lets and a range of student bedroom furniture. Holiday lets, where sleep is a very important part of anybody's holiday and is often reviewed, is where Sweet Dreamzzz know what works best, so go along and have a chat with one of the team. No hard sell tactics just friendly impartial advice.

They also have an excellent web site, www.sweetdreamzzz.co.uk, where customers can explore their entire range from the comfort of their own home.

Value for money is the company byword as they believe everyone deserves the best deal available irrespective of how much or how little they spend.

Sweet Dreamzzz will listen to your needs and help you choose the right product. Whether it is a mattress or bed, whether it is pocket springs or memory foam, they will guide you and show you the various options.



Due to the popularity of the business, you will 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.

It may appear that you are spoilt for choice with bed shops however, if you are looking for a one stop shop which offers a wide range, unbeatable prices with quality and customer service to match, you should visit Sweet Dreamzzz.

You will discover what so many others have discovered - they are the ideal solution.





Landscaping at its best

Once you have moved into your new home, it will not be long before you will want to stamp your own individuality on it and your garden is often the biggest space available to you and your family.

Earth Aspects can help you make the most of your outdoor space. They have a passion for creating beautiful outdoor surroundings with a huge potential for many uses depending on your lifestyle - relaxing, eating, playing and entertaining.

With over 15 years of experience, they also have the knowledge to deliver high quality and comprehensive landscape services from design to installation and maintenance.





Earth Aspects also take on a wide range of projects, both domestic and commercial, throughout Cornwall and the surrounding areas.

They pride themselves on designing interesting and exciting gardens that incorporate features such as:

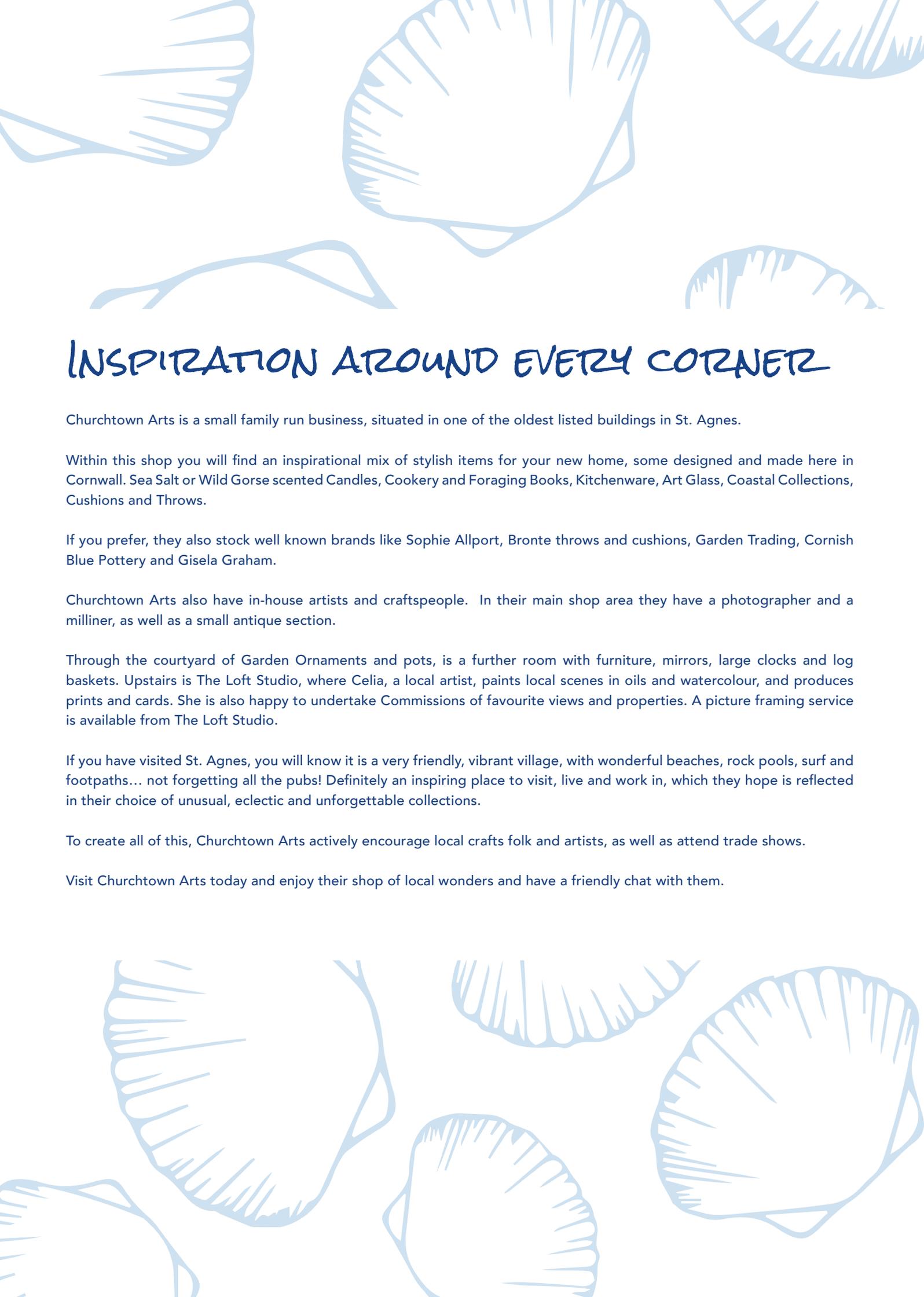
- Hard and Soft Landscape Design
- Garden Restoration
- Tree Surgery and much more

Landscaping is the art of blending nature and construction together. Earth Aspects really do care about the environment and they try their best to use locally sourced materials on their projects.

Earth Aspects can also advise on plant aftercare and garden maintenance. They offer a bespoke service, specifically tailored to meet your requirements whether it is the up-keep of your holiday cottage in your absence, or the general seasonal maintenance required to keep hedges trimmed and borders maintained.

They pay great attention to detail and the company has a very thorough quality control policy and comprehensive company insurance. All their work is fully guaranteed.

For a beautiful and functional, well maintained garden, contact Earth Aspects today.



INSPIRATION AROUND EVERY CORNER

Churchtown Arts is a small family run business, situated in one of the oldest listed buildings in St. Agnes.

Within this shop you will find an inspirational mix of stylish items for your new home, some designed and made here in Cornwall. Sea Salt or Wild Gorse scented Candles, Cookery and Foraging Books, Kitchenware, Art Glass, Coastal Collections, Cushions and Throws.

If you prefer, they also stock well known brands like Sophie Allport, Bronte throws and cushions, Garden Trading, Cornish Blue Pottery and Gisela Graham.

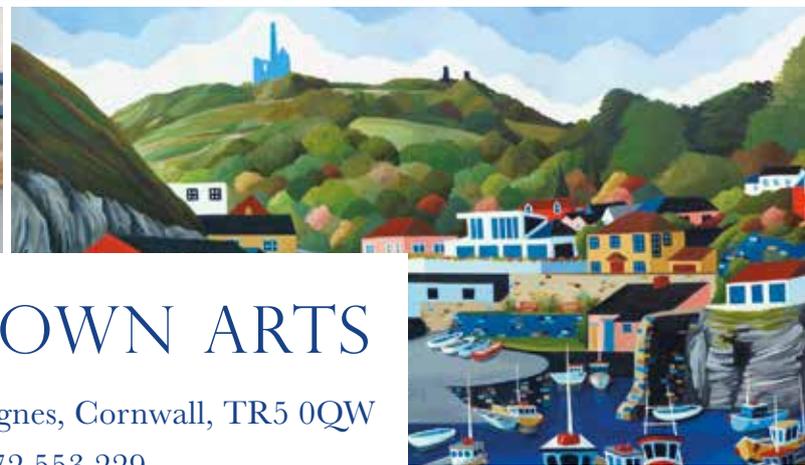
Churchtown Arts also have in-house artists and craftspeople. In their main shop area they have a photographer and a milliner, as well as a small antique section.

Through the courtyard of Garden Ornaments and pots, is a further room with furniture, mirrors, large clocks and log baskets. Upstairs is The Loft Studio, where Celia, a local artist, paints local scenes in oils and watercolour, and produces prints and cards. She is also happy to undertake Commissions of favourite views and properties. A picture framing service is available from The Loft Studio.

If you have visited St. Agnes, you will know it is a very friendly, vibrant village, with wonderful beaches, rock pools, surf and footpaths... not forgetting all the pubs! Definitely an inspiring place to visit, live and work in, which they hope is reflected in their choice of unusual, eclectic and unforgettable collections.

To create all of this, Churchtown Arts actively encourage local crafts folk and artists, as well as attend trade shows.

Visit Churchtown Arts today and enjoy their shop of local wonders and have a friendly chat with them.



CHURCHTOWN ARTS
No. 5 Churchtown, St. Agnes, Cornwall, TR5 0QW
Tel: 01872 553 229
Email: churchtownarts@gmail.com
www.churchtownarts.co.uk



WHISTLEFISH

Beautiful art...

for your beautiful new home

Whistlefish is an art, cards and gift retailer with a strong Cornish imprint in their soul. Conceived by artist Lyn Thompson in 1996, whilst she was selling her hand painted cards at craft fairs across the county, Whistlefish has grown to number 12 stylish galleries across Cornwall and Devon. With a state of the art website running alongside their recently renovated galleries, there's no place on the planet where you can't enjoy some classic Cornish artwork through Whistlefish.

Whistlefish simply love art, whether it's the feeling of excitement when you find that special piece that you just know will light up your living space, or the peaceful contentment you get when you furnish your room with the perfect picture. They are extremely proud of their artwork and they put our heart and soul into each print they produce.

Working alongside a close-knit family of local and international artists, Whistlefish design, print and hand frame their art prints right in the heart of beautiful Cornwall. Their collection is made up from a broad selection of traditional, contemporary and modern artistic styles, however they always have a concentrated amount of coastal and floral art that are a staple of their brand.

Whistlefish produce artwork which doesn't compromise on quality while being competitively priced so everyone can afford to adorn their walls with quality prints.

With galleries in most of the major towns in Cornwall, they are always delighted to welcome people into their shops to help you find the perfect print for your new home. If you prefer browsing from the comfort of your own home, the easy to browse Whistlefish website houses their complete collection of artworks. Furnishing your home has never been easier or more enjoyable!

As a special hello for all of Goundrys prospective clients, Whistlefish are pleased to offer 10% off your first order of artwork* online with code GOUNDRY10.

*Excludes original artwork & artwork by James Bartholomew, Nicky Chubb & Buster Fisher. Please note that this discount is not available in store and is only redeemable online.

Find full details of our 12 galleries at:

WWW.WHISTLEFISH.COM

Or call: 01209 314908 to speak to our customer care team.





Featured art
clockwise above:

Storm Clouds
Canvas by Iris
Cleford. (£125.00)

Chain Locker
Falmouth Canvas
by Hannah Cole.
(£150.00)

Floral Art Card by
Rose Eddington
(10 for £8) in Card
frame. (From £12.50)

Penzance Promenade
(detail) print by Liz
and Kate Pope.
(From £60.00)



Dentistry with Passion

It is a fact that we are living longer now than at any time before and for this very reason we must ensure that we look after our teeth.

Established in 1998, Oak House Dental Practice are only too aware of the tremendous price which is paid for neglecting our teeth. They have established their practice to offer first class treatment to every person.

Having recently celebrated their 20th birthday, they have cared for over 21, 000 dental patients over 20 years.

It is especially important that children and the elderly have these regular inspections, in order that any possible problems can be spotted and treated at the earliest opportunity.

It is also advisable to educate children into good dental habits at the earliest opportunity.

The team at the practice are dedicated to offering and achieving good dental health for all members of the family and believe that prevention is better than cure.

The practice offers their clients a friendly and relaxed atmosphere which helps dispel any initial apprehension.

If you are worried about any procedures, the staff at the surgery will spend time explaining the process and gaining your confidence. You will be assured that you are always in control of your treatment.

They have a disabled ramp for access and also disabled toilet facilities. They also provide Home Visits if you are unable to attend the surgery. Emergency advice and care is also available 24 hours a day, 7 days a week.

At their practice, they offer their clients a comprehensive range of treatments including conventional and preventative care, cosmetic dentistry, implants, alignment, crowns, bridges and oral surgery to name but a few.

If you need any information, the staff will be happy to discuss any aspect of their services with you.

Oak House Dental Practice extend a warm welcome to all their clients, especially new ones. There is also free 2 hour car parking which can be found under the viaduct, opposite Hendra Stores.

Why not pay them a visit and ensure that your teeth last you a lifetime.



13 St. Georges Road, Truro, TR1 3JE
Tel: 01872 222 922 • Email: theteam@the-oak-house.com
www.the-oak-house.com



Services

General Dentistry

The Practice prioritises prevention, but also provides all of your Routine Dental Care to maintain a healthy mouth and a vibrant smile.

Root Treatment

Deep Fillings are used by the Practice in the treatment of nerve problems in teeth. These can be carried out in the surgery, or on occasion referred to an outside specialist.

Dental Crowns and Bridges

For the restoration of very broken down teeth and gaps, and for cosmetic improvement.

Dentures

Oak House Dental Practice can provide all types of dentures to suit your needs, from Basic Acrylic to Cobalt Chrome and Special Attachments as required.

Dental Extraction

For orthodontics or where restoration of a tooth is not possible.

Pediatric Dentistry

The Practice look after their children privately for free every 6 months. Andrew and Kay work together to minimise intervention through prevention. They work with local orthodontists where needed to help straighten teeth.

Painless Procedures

They utilise the latest anaesthetics, to ensure comfortable and pain-free treatments.

Care and Advice

Both ongoing prevention advice and aftercare information is provided following more involved treatments, and fully printed, itemised quotations.





Stringer's

*Newham Industrial Estate, Truro,
Cornwall, TR1 2XN*

Tel: 01872 272 627

Email: info@stringersgym.com

www.stringersgym.com

The Gym where fitness matters!

Our health and well-being is so important to all of us as individuals and there is no argument that the fitter and stronger we are, the better we feel about life and about ourselves.

Stringer's Gym is a family run gym that offers a truly personal touch. Their gym is run by experienced, highly trained staff who will ensure you feel welcome every time you visit.

The completely refurbished premises are fitted out to a high standard. Studios are light, airy and spotlessly clean and feature four separate training areas, with modern cardiovascular and resistance equipment, you will be ensuring that you are working out in a great environment.

The studios included, are a free weights area, a resistance machine room, a cardiovascular room and a group fitness studio.

Visitors can take part in classes such as yoga, spinning circuits, high intensity interval training and boxfit, to name but a few.

Stringer's Gym have personal trainers who are available to offer that little bit of extra coaching, whether to keep you motivated or get you ready for a marathon! Whatever your background, Stringer's Gym will ensure that every individual gets the most out of their training or keep-fit regime.

There are now millions of people wanting to get in shape and lose weight who recognise the real benefits of going to a gym to workout.

After just a few sessions you will begin to see and feel the benefits of regular exercise.

Why not visit Stringer's Gym today and let them answer your questions. You have nothing to lose and everything to gain.





DAVID LOVERING FUNERAL DIRECTOR

Supporting you along the way.

A family firm that cares

If you are about to purchase a new home and move into new surroundings, then perhaps it is also a good time to take care of some matters which will help you enjoy your life with complete reassurance.

When someone passes it generally comes as a great shock and the first few days following death are both busy and confusing ones for both family and friends alike. David Lovering Funeral Directors has been established since 1993 and he and Sonia, his partner, take great pride in offering their clients a professional and caring service at their time of need.

One of the services offered by them is a prepaid funeral plan. You make the arrangements in advance, specify your wishes and take care of the costs. This way, you help to protect your family from the emotional and financial burden of arranging a funeral at a difficult time and gives you peace of mind.

They will inform you about the type of funerals available, the type of services, the forms to be filled in and the grants available. As a matter of course they are kept up to date with any changes that may occur in Social Security regulations relating to funeral grants and payments.

SERVICES

Prepaid Funeral Plans

Floral Tributes

Memorial Masonry

Burials and Cremations



Please contact them and speak to either David or Sonia to find out the full extent of what they can offer you.

**Greenacres, Beacon Road,
St Agnes, TR5 0NF**

Phone: 01872 552221

Mobile: 07837489207

Email: dall@live.co.uk

www.funeraldirectorstagnes.co.uk

Tailoring a funeral to meet your individual requirements



The Nursery your child would choose

Established in the 1960's, Munchkins Nursery is a leading nursery in Truro who pride themselves on their high standards and structured educational programme.

At Munchkins Nursery they nurture, motivate and nourish children between the ages of four months to five years all year round.

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

Their rooms are large, colourful and stimulating and the children are grouped by age, level and floors, allowing age appropriate learning.

The nursery has a wonderful garden in a vast outdoor space and children are encouraged to spend lots of time in the fresh air. They can explore and learn outside in a safe enclosed open space.

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

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

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

The Nursery is OFSTED Registered, and is rightfully proud of their glowing Inspection Report. This has been achieved through the dedication of their qualified trained staff. Funding is also available for three and four year olds.

The nursery is in a quiet part of the Truro Business Park and they are an independent charity with their heart in the community and they welcome support from parents/carers.

Over the last year they have begun to establish their enrichment programme. This will consist of specialist area providers coming into the group and holding sessions within their speciality, such as Spanish lessons, Early Years Yoga, Hickory Dickory Rock music sessions, and also, Story time, Dancing and Messy Play groups. Along with visitors such as Animal Ark and The Owl Sanctuary to name a few.

Flexibility is key when it comes to Munchkins Nursery. They charge by the hour and not in blocks making the nursery affordable and flexible at the same time. Childcare is also available on a term time or full time basis.

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

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





Munchkins Nursery

Fistral House, Truro Business Park, Threemilestone Industrial Estate, Truro, TR4 9NH

Tel: 01872 858 040

Mobile: 07753 411 164

Email: munchkins_nursery@btinternet.com

www.munchkinsnursery.wix.com/preschool

MOVING CHECKLIST

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





BUDGET CHECKLIST

Buying your new home

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

Anticipated monthly cost

Mortgage payment	£
Life insurance/income protection	£
Buildings and contents insurance	£
Rates payable	£
Total monthly property costs	£

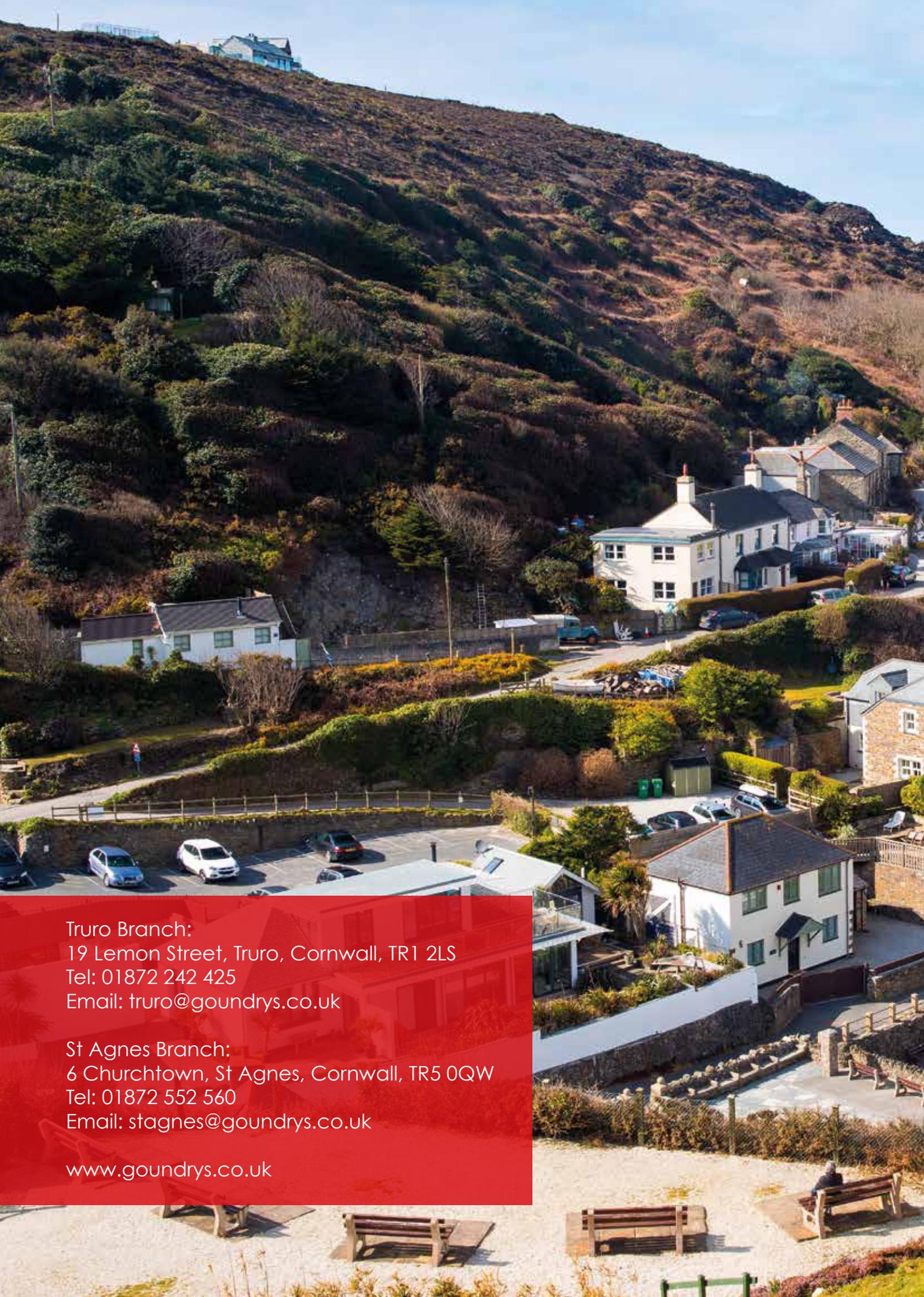
Settling in costs

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

This Guide to Moving Home has been prepared for GOUNDRYS ESTATE AGENTS of St Agnes and Truro by GLARIC CONSULTANCY LIMITED, 58 Hove Road, Lytham St Annes, FY8 1XH
T: 0800 1303 556 E: glaric@aol.com W: www.glaric.com

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