

# RENDELLS MAGAZINE

Winter 2021 / Spring 2022



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 📍 Paper Tiger Publications Ltd  
 27 Old Gloucester Street  
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# TOZERS



# Rendells: Serving Devon Since 1816



Rendells Partners, Peter Farnsworth, Mike Pedrick & Russell Thomas

**Welcome to our 2021 resume of the activities of our various departments. We can but hope that the worst effects of the Covid-19 pandemic are behind us, but it is likely that we are going to have to learn to live with the virus.**

Our property sales department has experienced a buoyant year with only a shortage of properties holding it back. Demand was undoubtedly fuelled particularly by buyers from London and the South East which has seen fantastic results for properties sold.

With the shortage of properties for sale, our residential lettings department has also been very busy with rents moving ever upwards.

Our professional department has been continuously busy throughout, providing all professional services including land sales, valuations, and advice for all manner of properties and issues, completing subsidy applications, and submitting planning applications.

Our livestock markets have experienced some unprecedented prices, putting sway to the idea that Brexit would be the end of agriculture. It might be early days, but the industry is far from finished and it will be interesting to see how the new subsidy system turns out.

The saleroom at Stonepark unfortunately had to cancel three sales in the early part of the year due to Covid-19 restrictions, and although the internet has kept us busy, we have missed the buzz provided by bidders being in the saleroom. Confidence is returning and more people are beginning once again to attend and enjoy the sales.

On behalf of my fellow partners, I hope you enjoy reading our publication and find the articles of interest and insightful of the many strings we have to our bow at Rendells.

Few firms have the collective experience that Rendells has gained over our 206 years in business, so please feel free to contact any of our offices.

*Peter*

Peter Farnsworth, Partner



# Country Property Demand Exceeding Supply



**We have seen a strong demand for 'Escape to the Country' type properties during the last 18 months, with numerous enquiries from people looking for a lifestyle change and to relocate from the major population centres, both in Devon and further afield, to quieter rural areas. Properties of this type, when priced correctly, are selling very quickly and are still incredibly sought after with many applicants having cash ready and waiting.**

Multi-generational living seems to be another popular choice; an annexe or the opportunity to create one from outbuildings is a frequent request. The rise of the stay-cation has meant that an annexe is now considered as a potential substantial source of income, whereas previously, it was merely seen as somewhere to house an elderly relative. An annexe also allows people who have moved far away from friends and family to have them visit, while allowing the owners to enjoy their own space. Another benefit is the opportunity to create an office space; despite many people going back to the office, there has been a huge increase in flexible working arrangements, and more people than ever are working from home.

Properties with land are also proving desirable; many buyers are looking for a paddock or two as space around their new home is considered a priority. The popularity of television programs such as 'Clarkson's Farm' and 'A Country Life for Half The Price' have increased the interest people have in rewilding and growing their own food, and we see no reason for this trend not to continue.

There is also the potential to use this land to generate an income – enquiries regarding the possibility of siting shepherds' huts, glamping tents, yurts etc. (subject to obtaining planning permission) have rocketed this year. Smaller homes have also been selling well; there will always be demand for sub £250,000 homes for first time buyers and local people on limited incomes. This year these have been selling to registered applicants within days, sometimes hours, of marketing and again, demand far exceeds supply.

All in all, it is a very good time to consider selling your property, whatever its size, as there are plenty of people still searching for their own bit of Devon. So please do give us a call and we would be delighted to come and see you.



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## Land Auction Success

Rendells are pleased to say that we held our first land auction of last year, on the 28th of September, when a single field (23.5 acres) of pasture, rough grazing & woodland at Venton, Drewsteignton, sold at Chagford Market for £150,000 to a London based buyer.

For more information, please contact Rendells Chagford on 01647 432277

## Western Counties Agricultural Valuers Association Elect New Chairman



**We are pleased to announce that Peter Farnsworth FRICS FAAV has been elected to become the new Chairman of the Western Counties Agricultural Valuers Association.**

Peter has long been a member of the organisation and all of us at Rendells wish him well in his twelve months in office.

### **What is the Central Association of Agricultural Valuers?**

The Central Association of Agricultural Valuers (CAAV) is a specialist professional body, representing, qualifying, and briefing almost 3000 members practising in a diverse range of agricultural and rural work throughout England, Wales, Scotland, and Northern Ireland.

CAAV members are agricultural and rural valuers who provide professional advice and valuation expertise on issues affecting the countryside. These can cover many topics, such as tenancy matters, sales and purchase of farms and land, taxation, compulsory purchase of land and property, auctioneering, conservation issues and farming business advice.



# Cob Houses Having Renaissance

**Cob is basically a variation of the ancient method of building with mud and straw that has been used throughout the world for thousands of years.**

In the UK, this type of construction was used in several parts of the country including Hampshire, Wales, Dorset and Cornwall, but was particularly popular in Devon. Traditionally, English cob was made by mixing clay-based subsoil with straw and water, which was then built up in layers (normally on a stone foundation), with each layer being given time to dry out first. Finally, the walls would be rendered with a mix of quicklime putty and coarse sand, followed by a lime wash. Unlike most modern coatings such as cement render, gypsum plaster and vinyl paints, this traditional finish is breathable, allowing any moisture to evaporate quickly - a fairly important consideration when your house is basically made out of mud.

But if all this sounds like stepping back into some historical time-warp, don't worry. Thousands of cob houses still survive today. Yes, many of them may date back hundreds of years, but living in them is really no different from most other types of older rural property.

What's particularly interesting about cob, however, is the fact that it is currently undergoing something of a renaissance. The traditional skills, almost lost in the second half of the 20th century, are being revived, and there are specialist suppliers and builders to handle any necessary repairs or renovation work.

Perhaps even more remarkable is the fact that growing numbers of brand new and often strikingly-designed cob homes are now being built. Why? Well, for one thing, architects are increasingly being drawn to cob construction because, being basically moulded out of loam, it lends itself to exciting new flowing shapes. More importantly in today's world, it is very environmentally friendly. Cob



homes are cool in summer and warm in winter. The construction process consumes virtually no energy and produces no pollution. Finally,

the raw material of cob is not only infinitely recyclable but can generally be excavated from the building site itself, thereby reducing transportation.



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# Newton Abbot



**In 1846, The South Devon Railway reached Newton Abbot and transformed it from a market town into a communications centre and base for industry. Branch lines to Torquay (in 1848) and Moretonhampstead (in 1866) made Newton Abbot a prime location for further industrial development.**

Much of the fabric of the modern town dates from this period. Of particular note are Courtenay Park and Devon Square, both elegant Victorian developments, and Mackrell's Almshouses on the Totnes Road. St Leonard's Tower, in the centre of the town, is the remains of a church demolished in 1836. The history of the town, with an appropriate emphasis on Brunel and the Great Western Railway, is on show at an excellent museum.

Newton Abbot today is a substantial shopping and commercial centre, the largest in South Devon, with all the usual superstores and high street names in attendance and a busy industrial and financial sector.

Market days are Wednesday and Saturday (includes an indoor pannier market) and there's a farmers' market on Tuesdays in Courtenay Street. There is also an annual Cheese and Onion Fair.

Among the town's many attractions are Decoy Country Park, on the edge of town; Plant World, and Orchid Paradise. Also worth a visit locally is Ugbrooke House set in a fabulous Capability Brown garden. If you fancy a workout, then the newly refurbished leisure centre has a fitness suite, swimming pool and fitness classes.

All within a short distance are: Stover Country Park, with Ted Hughes Poetry Trail and Trago Mills, an unusual combination of discount warehouse and leisure park. England's highest manmade waterfall is at Canonteign Falls, and the cutting edge Centre for Contemporary Arts and the Natural World is on the top of Haldon Hill, as is the Haldon Belvedere if you like spectacular views, and the Haldon Forest Park if you like woodland exploration with a difference.

## Rendells' Estate Agents In Newton Abbot

Newton Abbot office is the headquarters of the firm and is centrally situated in this expanding market town. The office provides a full range of estate agency, rural professional services and is also the base for the residential lettings department. The firm's accounts department is also situated at this office.



☎ 01626 353881

### 📍 Office Details

13 Market Street  
Newton Abbot  
TQ12 2RL

### 🕒 Opening Hours

Monday to Friday:  
9:00am - 5:30pm  
Saturday:  
9:00am - 1:00pm  
Sunday: Closed

🌐 [www.rendells.co.uk/Newton-abbot](http://www.rendells.co.uk/Newton-abbot)



# Rendells' Lettings



**The Lettings department has steadily grown over the years, and in 1989, The Letting Centre was established.**

The Letting Centre, based in our Newton Abbot office, has grown to be one of South Devon's leading independent agencies, covering an area from Exeter to Plymouth and Okehampton to Kingsbridge, specialising in the letting & management of residential properties.

Our dedicated team, Martyn Halls MARLA, Chris Ewing (Administrator) and Lyn Wright (Inspection Clerk) have a wealth of lettings experience and continue to offer a traditional service with a modern approach.

## Landlords

We manage a vast selection of quality properties, ranging from studio apartments to luxury country residences. Our competitive Management or Tenant Find services can be tailor made to suit your requirements, whether you are an investor or private landlord. For your free, no obligation rental appraisal, please telephone 01626 353881.

## Tenants

Our experienced, friendly staff will listen to your requirements and help guide you through the lettings process and endeavour to make your move as problem free as possible. Properties currently available can be found in the property search for Lettings on our website.

### Rendells' Lettings Centre In Newton Abbot

Our Newton Abbot office is the headquarters of the firm and is centrally situated in this expanding market town. The office provides a full range of estate agency, rural professional services and is also the base for the residential lettings department. The firm's accounts department is also situated at this office.



 01626 353881

#### Office Details

13 Market Street  
Newton Abbot  
Devon  
TQ12 2RL

#### Opening Hours

Monday to Friday:  
9:00am - 5:30pm  
Saturday:  
9:00am - 1:00pm  
Sunday: Closed

 [www.rendells.co.uk/the-letting-centre](http://www.rendells.co.uk/the-letting-centre)

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# Chagford



**The picturesque old market town of Chagford lies deep in the Dartmoor National Park, surrounded by hills and moors and set above the banks of the River Teign.**

It is one of the four Dartmoor Stannary Towns where tanners brought their tin for assaying. With a thriving community, it has a comprehensive range of shops and inns centred around the square and market house, locally known as 'The Pepperpot'. The town also has primary and Montessori Nursery schools, medical, dental and veterinary facilities and churches. There are many active clubs and societies supported by excellent leisure facilities, including football and cricket pitches, a bowling club, tennis courts and an open air swimming pool.

Despite the deeply rural atmosphere of the town, the A30 dual carriageway is only approximately 5 miles away, leading west to Cornwall and east to the University and cathedral city of Exeter with its wider range of amenities and private schools. From here there is access to the M5

motorway, mainline rail connections to London and an international airport. The central Devon regional centre of Okehampton is also easily accessible along the A30 where the additional facilities of three supermarkets, sports centre and cinema are available.

Within the vicinity of Chagford lie the smaller villages of:

**Gidleigh** - a small village which has a 15thC granite church and the remains of Gidleigh Castle, a late 13thC fortified manor. There is good walking out to the moor at Scorhill. Gidleigh is also the location of the world-renowned Gidleigh Park Country House Hotel.

**Throwleigh** is an interesting old village centred around a cross, roughly inscribed to celebrate Queen Victoria's jubilee. It has a church and The Northmore Arms pub in the nearby hamlet of Wonson.

Other picturesque villages and small communities abound within a few miles of the town, including

**North Bovey, South Zeal, South Tawton, Belstone, Sticklepath, Spreyton and Cheriton Bishop.**

## RENDSELLS' Estate Agents in Chagford

The office is based in the old stannary town often known as the 'Jewel of Dartmoor'. Formerly a Great Western Railway office, Rendells have operated within Chagford since the second world war. A full range of estate agency and rural professional services is offered from this office, which is staffed by a friendly, locally based team with many years of experience.



☎ 01647 432277

### 📍 Office Details

Rock House  
Southcombe Street  
Chagford  
TQ13 8AX

### 🕒 Opening Hours

Monday to Friday:  
9:00am - 5:30pm  
Saturday:  
9:00am - 1:00pm  
Sunday: Closed

🌐 [www.rendells.co.uk/Chagford](http://www.rendells.co.uk/Chagford)



# Totnes



**Totnes, an ancient borough sitting on a steep promontory next to the river Dart, devotes itself in almost equal measures to arts and crafts, to history and architecture, and to eccentric lifestyles.**

The main shopping area is Fore Street, which runs from The Plains up past 16th and 17th Century merchants' houses to the East Gate Arch and the High Street, which continues up the hill. Here you'll find a fine assortment of alternative health and organic food shops, local arts and crafts, and shops selling old and new books.

There are markets on Fridays and Saturdays, and an Elizabethan market each Tuesday morning (May-September), when traders get their Elizabethan garments on. The Town Guide, available from the Tourist

Information Centre, is essential for enjoying the town trail and don't miss Totnes Museum if you want a more detailed history. If you haven't exercised enough on your town walks, visit the Totnes Pavilion Leisure Centre.

There's so much here; summarising what to see in Totnes

is difficult, but besides the main museum, you should try to include Totnes Castle, at the top of the town; Bogan House Costume Museum - in the Butterwalk; China Blue Ceramics - hands on pottery; The Guildhall and the Ramparts and for children - the Totnes Rare Breeds Farm. From Totnes you can take the

South Devon Steam Railway to Buckfastleigh, or cruise down the glorious River Dart to Dartmouth by River Link passenger ferry. To enjoy the Dart at closer quarters, try Canoe Adventures at Tuckenhay.



*River Dart, Totnes*

## Rendells' Estate Agents in Totnes

Situated in a prominent position in the main street of the ancient borough town of Totnes. The town is a thriving community within the South Hams area and offers a wide range of amenities and facilities. A friendly and experienced team can assist in all matters, ranging from estate agency to rural professional, and is the base of the commercial department for the firm.

☎ 01803 863888

### 📍 Office Details

57 Fore Street  
Totnes  
TQ9 5NL

### 🕒 Opening Hours

Monday to Friday:  
9:00am - 5:30pm  
Saturday:  
9:00am - 1:00pm  
Sunday: Closed



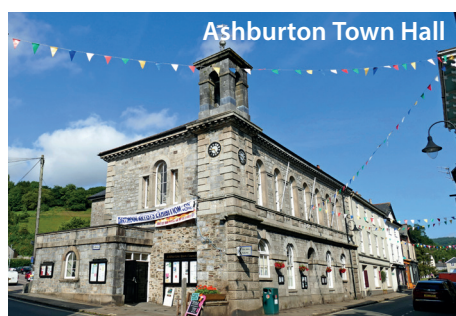
# Ashburton



Ashburton is a popular former stannary town with a population of about 3,500, situated on the southern edge of Dartmoor adjoining the A38, midway between Exeter and Plymouth.

With good road communications, the town not only serves its own environs, but its reputation, especially for good food and antique shops, attracts people from a much wider area.

The town has an excellent range of facilities, including a primary and a comprehensive school, and good health facilities, including a health centre and cottage hospital.



Close by, there is all the beauty of Dartmoor and the South Hams to explore.



## Rendells' Estate Agents In Ashburton

Ashburton is the home of Rendells Antique Saleroom which was opened in the mid 1970's. The saleroom holds monthly two day sale of an eclectic mix of items and is serviced by a full team of experienced staff. The saleroom is located close to the A38 with easy access which proves popular with both buyers and sellers alike. Since 2014 Ashburton Office has also had a rural practice.



☎ 01647 432277

### 📍 Office Details

Stonepark  
Ashburton  
TQ13 7RH

### 🕒 Opening Hours

Monday to Friday:  
9:00am - 5:30pm  
Saturday:  
9:00am - 1:00pm  
Sunday: Closed

🌐 [www.rendells.co.uk/Ashburton](http://www.rendells.co.uk/Ashburton)



# Energy Saving in Your Home

**Whether you're looking to buy or rent a new home or wondering how to assess your own home, here's what to look out for to make sure your energy bills are as low as they can be.**

**Check the EPC rating** - All domestic and commercial buildings in the UK available to buy or rent must have an Energy Performance Certificate (EPC). If you own a home, getting an energy performance survey done could help you identify ways to save money on your energy bills.

Much like the multi-coloured sticker on new appliances, EPCs tell you how energy efficient a building is and give it a rating from A (very efficient) to G (inefficient); the lower the efficiency, the more the home will cost to run.

**How is the home heated?** Gas heating costs a lot less to run and is more energy efficient than electric alternatives. Ask the landlord or seller to leave behind any heating control instructions so you can set your controls to only heat the rooms you want to. If they can't find them, you can download them from the manufacturers' website. Check radiators can be adjusted in each room, so you only heat the rooms you need.

**Is the loft insulated?** Loft insulation is one of the most efficient ways to keep heat from escaping in a home. The thickness of the insulation plays an important role, but it's easy to top up if there's some there but not enough. 270mm is the recommended depth. To give an idea of cost savings, topping up from 100mm-270mm can save around £25 a year on heating bills.

**What's in the walls?** A third of the heat in an uninsulated home is lost through the walls. There are two wall types – solid walls and cavity walls. Both can be insulated to improve the energy efficiency of a property. If the home was built from 1920 onwards, there is a good chance it has cavity walls. A home with uninsulated cavity walls could cost up to £140 more to run each year than one with insulated cavities, so it's worth finding out the state of play.

If you've fallen in love with a home with uninsulated cavity walls, it's not difficult to get it fixed. Installation costs are about £450 to £500, but you should make this back in about four years. Homes built before 1920 are likely to

have solid walls. Solid walls may sound like they should be better at keeping in heat, but unfortunately the opposite is true. Uninsulated solid walls can lose heat twice as fast as uninsulated cavity walls but insulating them could save over £460 each year – so if you're looking to move into an older build, make sure you ask about the insulation.

**It's good to see double** - Double-glazed windows can save up to £165 on heating bills compared to a single-glazed property. Heavy lined curtains can help keep the heat in if double-glazing can't be fitted.

**The newer the boiler, the better** - The latest boilers are a lot more energy efficient than older models.

Check the age of the boiler and if it is Energy Saving Trust recommended. If the landlord/seller doesn't know, you can find out the energy efficiency of different boilers at the [Boilers.org.uk](http://Boilers.org.uk) website. Boilers have energy ratings, much in the same way as homes. Once again, A is the most energy efficient and G is the lowest. Replacing a G rated boiler could save around £310 a year on running costs.

**Look out for draughts** - Check round windows and doors for gaps. If it's a windy day and a home is particularly draughty, you can often hear the whistle of wind as it sweeps through the property. It's quite easy to draught proof homes and there are lots of DIY options available. Draught proofing can save up to £55 a year on heating costs.

**Save water, save money** - A water meter is a great way to keep in control of your water usage and stop you flushing money down the drain. Check the home for dripping taps, which can waste gallons of water a day. It's also worth asking if the shower has an energy saving shower head. These save water and money but still give you a powerful shower experience.

**The lighter way to save energy** - Does the property have energy saving light bulbs or fittings? If so, will the landlord or seller be leaving these light bulbs behind? If not, invest in your own before you move in.

**Check appliances** - Have a look at any the seller is offering, or ask your new landlord about the energy efficiency of appliances. Fridges and freezers should come with an energy rating from A to G, with A being the most energy efficient.





Meet The Team:

RENDELLS

# The Rendells' Family



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# Part of a 'super' agency



In addition to our four offices in Devon, we have a close connection with more than 60 other independent estate agency branches throughout Cornwall, Devon, Dorset, Somerset and Bristol, covering an area spanning nearly 200 miles from Penzance to Patchway and Bournemouth, as a member of the **Experts in Property** network.

We, and all the other offices in the network, work together as a 'super' agency, sharing properties with each other to provide more online and in-office sales and marketing exposure than any other estate agent in the region – reaching more buyers and selling more homes for clients – all for a normal sole agency fee.

All 60+ offices, as well as the **Experts in Property** central hub, are linked, that means every property we list for sale not only features on our own website, but it also features on every one of the other 60+ sites as well as [www.theexpertsinproperty.com](http://www.theexpertsinproperty.com), the only property portal specifically dedicated to selling homes in the South West. We also use Rightmove and other major property portals.

And it's not just online; the marketing and communication coverage extends in-branch too – prospective buyers from other regions are able to pop into their local member office to find properties and make viewing appointments with member agents further afield.

The network also provides its members with an extensive training programme, securing some of the industry's

top trainers to deliver professional courses, keeping us all updated with the ever-changing legislation and regulations surrounding selling and letting properties, the latest in photography and other technology, legal processes and more.

One particularly important aspect for us is Distinctly Westcountry, which showcases the most charismatic, exceptional and distinctive properties as well as those in the most exquisite locations with an enhanced property marketing package for sellers while providing the discerning buyer with a dedicated source of distinguished homes for sale in the region.

Distinctly Westcountry has its own online space: [www.distinctlywestcountry.com](http://www.distinctlywestcountry.com), a glossy magazine available from member offices and a presence at an affiliate office in Fulham, where London buyers can browse homes for sale in the South West, make appointments to view properties and attend the **Experts in Property's** Westcountry Property Exhibitions, which are held periodically in the capital.

**Follow us on social media for the latest updates, news and some of the most fabulous homes for sale.**

Rendells: @rendellsestateagents

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## **Lower Uppacott, Poundsgate, Ashburton, Devon, TQ13 7PD**

### **Offers in excess of £850,000**

Lower Uppacott is a stunning Grade II listed thatched farmhouse with delightful period features, beautiful private gardens and a number of traditional stone barns with potential to be additional accommodation or a home work space.

Located on the fringes of the Dartmoor hamlet of Poundsgate and close to stunning open moorland, Lower Uppacott is a wonderful opportunity to purchase a traditional Dartmoor farmhouse.

Inside, the accommodation comprises of three bedrooms, a family bathroom, two upstairs cloakrooms with WCs, kitchen breakfast room, living room with separate office nook, dining room and traditional cross passage. Outside, the plot extends to half an acre and there are extensive stone barns currently used as a workshop, garage, studio and storage. These barns offer tremendous potential subject to planning for additional workspace or potentially additional accommodation.



# Successful Property Viewings

Looking around a property that could become your new home is exciting, but you can't afford to get swept up by the agent's sales talk; fail to use the viewing time effectively and you could miss something that ends up costing you dearly. Here are 11 essential tips that will help you see the real property behind the sales pitch at every viewing.

## 1 Don't view it alone

The more pairs of eyes you have looking around a property the better. If you attend a viewing alone then it's likely you will be lead around by an agent who does their best to highlight the positive features of the property, not giving you the chance to look closely. So even if you will be living alone, take a friend or relative to view the property with you as they may spot something you miss.

## 2 View outside and inside

It is easy to get caught up examining the inside of a property and forget to take a thorough look at the outside.

Checking the exterior walls and the roof as well as the pipes and drainage is essential; if there are any problems then they could be expensive to get fixed.

If any work needs doing you may either want to arrange a professional survey if you are looking to buy, or look for a rental property elsewhere.

## 3 Give yourself plenty of time

The last thing you want is to have to rush around the property because you have another appointment or viewing booked. You should leave at least 20-30 minutes to view the inside of a property and a further 20-30 minutes to check the outside and the local neighbourhood.

If you are being shown around by an agent or the owner, try and view the property at your own pace and avoid being rushed through.

## 4 Leave emotion at the door

Walking through the front door and immediately imagining yourself living in the property can be a good sign. However, it's also likely to mean that you are looking through 'rose tinted glasses' for the rest of the viewing.

Even if you feel that a property you're viewing could be the one, try to look around the rest of the flat or house with a critical eye. If you do find a problem, you may be able to negotiate a reduction in price, but even if it is too big an issue to resolve it is still better to find it before you are financially committed.

## 5 View in daylight

Make sure to view the property at least once in daylight so that you can see it in its entirety.

If you have to attend a first viewing when it's dark and like the house or flat, try and arrange a second viewing during the day before putting in an offer.

Equally, if you have viewed the property in the day and want a better idea of what the area is like in the evening, you could arrange a second viewing later in the day. This will give you an idea of how light the property is at different times of the day, how loud the neighbours are and what the neighbourhood is like once dusk starts to settle.

## 6 Book multiple viewings

Making sure you go back to view a property after the first look can help make sure that you don't miss any potential issues and ensures that you know exactly what you're getting for your money. It also gives you the chance to ask the agent or owner any specific questions that you have after looking around the first time, and to negotiate on price if needs be.

## 7 Check for damp

Damp is a big concern regardless of whether you are looking to buy or rent a property, simply because it may illustrate more fundamental problems. Signs of damp include a musty smell, peeling wallpaper or bubbling paint and mould or dark residue on the walls and ceiling.

If you suspect that the property suffers from damp, it need not be a deal breaker but should definitely be an issue you raise with the agent and investigate further. Any cracks or signs of subsidence may indicate a much more serious problem with the property, so make sure you look out for these too.

If you are considering buying a flat or house which has damp, you should make sure to pay for a full survey to make sure that there are no serious underlying structural issues. You can always ask the vendor to resolve these issues before you commit to buying or find out how much it'll cost to rectify and negotiate a sufficient reduction in the asking price.

## 8 Test the property

When you are looking around a flat or house, don't be afraid to test the fittings and fixtures.

Check that the windows open easily and that there is suitable water pressure throughout the property by testing the showers and taps. You are also within your rights to check things like the level of loft insulation, the wiring and electrics during a viewing and it's a good idea to do so.

Although you may feel awkward testing things in this way, any issues you spot at viewing can either be fixed before you move in or be used to negotiate a reduction in price.

## 9 Think space

An empty flat or house will always look bigger than a fully furnished property, so you need to check that there really is enough room.

Check what the property offers in terms of storage space. For instance, are there built-in wardrobes in the bedrooms, or would you need to have space for a wardrobe in each room?

In the kitchen, are the white goods built in or would you need to use vital space for a fridge, washing machine or dishwasher? What about the cupboard space, is it expansive enough to fit all of your pots, pans and crockery?

You can take this a step further by taking a tape measure with you to check if your furniture would fit comfortably in each room. Would your bed, sofa, dining table and drawers all fit comfortably, or would you be blocking radiators or sockets etc?

## 10 Get the camera out

Gone are the days when estate agents held the cards with regards to property images. Taking lots of photos, or even a video, is a great way of ensuring that should you miss something, you have a personal record of the viewing to look back at.

It also means that you can look back at the property and compare it to others you've seen in your own time without the pressure of going around with a letting or estate agent.

However, make sure to ask permission before you start snapping. Although letting agents and estate agents will not usually have an issue with you taking photos, if the owner still lives in the property it is only polite to check.

## 11 Question everything – take a list

Don't be afraid to ask questions – whether you are looking to rent or buy, you will be parting with a significant sum of money and you are well within your rights to have any of your questions answered.



## Here are some questions you should ask the agent before you sign:

**"Why is the property available?"** Hopefully the answer will be something that is not related to the standard of the property. For instance, if the current residents are looking to move because they have outgrown their home or need to relocate then consider if you would be in the same position if you moved in.

**"How long has it been on the market?"** The longer the property been on the market, the more likely that it is overpriced or has a problem of some description. If it's been on the market for a while, the vendor or landlord is likely to be keen to come to a deal and so may settle for less than the asking price.

**"How many viewings have they had?"** More viewings indicate a greater interest in the property, however, if none of the viewings have resulted in an offer does this show that it is too expensive or has another issue? Again, getting this information also gives you more ammunition for price negotiations.

**"How long did you/the previous tenants live here?"** The longer the better. If there have been lots of residents in a short period of time, why did they not stay longer?

**"What are the neighbours like?"** Although you are unlikely to be told directly if you are set to move in next to a couple from Neighbours from Hell, the reaction you get from the landlord or homeowner should give you some idea what the local residents are like.

**"Is there a neighbourhood watch scheme?"** The answer won't necessarily tell you how safe the neighbourhood is, but you should get a good idea if neighbours look out for each other if there is an active scheme in place.

**"What is the local traffic like?"** Especially important to ask if you have to commute to work by car. Again, it's unlikely that they will complain about heavy traffic, but you may pick up some clues in the answer as to whether there is a problem.

**"Has the property ever been burgled?"** Unfortunately if a property has been burgled in the past it can often be revisited again. It's also a good idea to ask what security measures the property is fitted with.

**"Is the property on a water meter?"** Increased utility costs?

**"How old is the roof?"** Roofs only last for a limited time so it's worth checking just how old the current one is. The older the roof the more likely it will need work, which may be quite costly.

**"How old is the wiring and central heating?"** The older the set ups the more likely that you may encounter a problem. You should also ask when the last time both systems were serviced by a qualified individual.

**"When was the last time the boiler was serviced?"** Boilers should be serviced every 12 months, if this isn't the case, you have no way of knowing what state it's in.

**"Has there been any recent improvement work on the property?"** This can be both a positive and a negative. If the house has just had new windows or guttering that may be a plus. However, if it has been underpinned to prevent subsidence this may prove to be a significant negative.

**"Are there any issues that I need to know about?"** Certain problems, such as if a property has been underpinned for subsidence, must be legally declared, however asking this question should ensure you know if there is anything else that you're not being told.

**"How far is the property from local amenities?"** Can you easily walk or drive to everything you need without a problem?

**"What is the local parking situation?"** You should be able to tell this by checking out the local area, but their answer may also signal if there are any problems with parking.

**"What's the council tax band?"** This should help you calculate your budget should you want to look at making an offer for the property.

**"Is the house haunted?"** Why not! Even if you don't believe in ghosts or ghouls, if the person describes sounds in the night this may indicate that there is something else wrong with the property.





## 2 Fulford Cottages, Crockernwell, Devon, EX6 6NE

### Guide Price of £275,000

Number 2 Fulford Cottages is a charming Grade II listed property in the quiet village of Crockernwell close to excellent transport links.

The house is in excellent order and has a wealth of character features including exposed beams and a beautiful stone inglenook housing a woodburning stove and bread oven. The kitchen has been recently refurbished and boasts a Belfast sink and solid oak

worktops. Upstairs there are two double bedrooms with views to the southern front aspect. To the rear of the property is a sizeable private rear garden split into a grassed area perfect for entertaining, an orchard, a space for growing vegetables and parking area suitable for up to four cars.

All within easy reach of the A30, Exeter and Okehampton.





## **7 Little Batten Road, Totnes, Devon, TQ9 5GQ**

### **Guide Price of £445,000**

Located in a quiet residential cul-de-sac with elevated views, at the higher reaches of Bridgetown which sits across the River Dart from the centre of the medieval market town of Totnes.

This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington with easy connection to St. Pancras for Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools.

Access from the property to the town is either via a car (1.5 miles) or on foot (1 mile) via the riverside footpath directly accessed from this property.

7 Little Batten Road is a much-loved family home which has in recent times been extended to incorporate part of the garage creating an extra bedroom/reception room. All on one level is a sitting room, wet room and reception room/bedroom four, all on the same level opening out on to the garden with wheelchair access at the side and around into the garden. This area can easily be remodelled if required. Driveway parking for two/three vehicles. Gardens are a particular feature with level lawns and plenty of space for the green fingered. There are steps up to an elevated terrace area enjoying views towards the town and over the surrounding countryside. Viewing is highly recommended to appreciate the flexibility of the accommodation and position within the development.





## 4 Steamer Quay, Steamer Quay Road, Totnes, Devon, TQ9 5AL

**Guide Price of £775,000**

Set in a truly special position on the water's edge, with direct views over the River Dart to Vire Island. A short walk to the hustle and bustle of the town known for its independent shops and highly sought after eateries, offering a range of local and organic produce to the awe of many with award winning South Hams beaches merely a short drive away. Bantham for example being 16.5 miles approximately, a regular direct train service to London Paddington 2 hours 41 minutes (170 miles) and Exeter Airport 40 minutes (32 Miles).

4 Steamer Quay has been the subject of great improvement over recent years, offering parking for two vehicles and secluded courtyard garden with an addition of a conservatory with Bi-Fold doors and underfloor heating, uplighting spotlights and mood lighting. A Mercury Digital dimming system helps set the mood lighting throughout the splendid open plan living/dining area, with direct views out over the River Dart to the moored yachts and Vire Island beyond.





## **Redlands, Totnes Road, Paignton, Totnes, Devon, TQ4 7PW**

### **Guide Price of £845,000**

Redlands offers a substantial Family Home with flexible living space with a possibility of creating separate annexe for additional family members or Letting income. Particular feature is the double garage to the rear of the property offering plenty of storage space and workshop space. Impressive sitting room stretching the full width of the property with focal fireplace, doors opening out onto secluded decking ideal for entertaining linking across to the dining room and kitchen area with spectacular views over the lawned gardens and to the wildlife pond beyond. Adjacent to Redlands is a separate Plot of Land which has Planning Permission for a pair of semi-detached Homes, offering Four Bedroom accommodation and open living with its own entrance.

The thriving village of Collaton St. Mary with its primary school, garage and public house is close to the picturesque village of Stoke Gabriel which sits close to the banks of the River Dart and which also offers a comprehensive range of village amenities. There are excellent bus services from the village for access to Totnes and Paignton. The nearby medieval market town of Totnes has a mainline railway station giving direct connections to London Paddington. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary and Grammar Schools.





## Levaton Farmhouse, Denbury, Newton Abbot, Devon, TQ12 6EG

**Guide Price of £1,200,000**

An imposing five Bedroom Farmhouse set in 7 acres of gardens, pasture and meadow with modern barns. Set in the heart of the South Devon countryside, representing a rare opportunity to create a country residence – would suit equestrian enthusiasts.

Levaton Farmhouse has been a cherished family home for many years and in its time has been extended to create a super open plan Sitting/Dining area, taking in views over the gardens and valley beyond. Offering 5 Bedrooms and further potential to extend up into the loft space (subject to any necessary Planning consents). Set in an elevated position surveying over its own mature gardens and lawns.

Particular feature is the vaulted ceiling extension with dual aspect making the most of its position with farmhouse style kitchen with Aga and original tiled floor in the main entrance hall, along with marble surround fireplace in the sitting room giving character and a warm feel throughout. The meadow and pastureland attached to the property is gently sloping with detached (60 x 40) agricultural Barn (built by Michael Thorne) and (45 x 20) newer Barn, great for the creation of a small holding or equestrian purposes.





## **Broady Park, Filham, Ivybridge, Devon, PL21 0LR**

**Offers in excess of £1,050,000**

Broady Park is set within walking distance to the market town of Ivybridge and a 10 minute ride up onto the open expanses of Dartmoor. Ivybridge has a good range of independent shops, town hall, supermarket, secondary school with sports status, along with its own train station and good road connections to Plymouth and beyond. The property is positioned within 10 miles of Totnes with its mainline railway to London Paddington and also giving access to Exeter, also trains stop at Ivybridge Station during peak times.

Broady Park offers home and income for the equestrian enthusiast with easy riding access up onto Dartmoor. Detached Stone and Granite Barn Conversion with reverse level living enjoying views over its own paddocks and private driveway running through the grounds to a courtyard with two two Bedroom Cottages with plenty of parking. A stable block offering 5 stables and wash down area. Viewing is highly recommended to appreciate the size of the accommodation and accessibility.





## **Tidelands House, Shaldon Road, Combeinteignhead, Devon, TQ12 4RR** **Guide Price of £1,700,000**

The popular Teign Estuary village of Combeinteignhead has a good sense of community with a village hall, the popular Wild Goose public house and the Coombe Cellars, a public house and eatery in a superb waterside setting where there is also a dingy sailing club, as well as being a popular spot for windsurfing and water skiing etc. The slightly larger village of Stokeinteignhead lies around a mile away and has a well-regarded primary school, community shop and a farm shop nearby.

Easy access to Newton Abbot, which lies around three miles away with the Penn Inn roundabout offering a fast link to Exeter and the M5 via the A380. The popular coastal village of Shaldon is around 2-miles away - a beautiful village with a sandy beach, various independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth.

Tidelands House has been a much-loved family home in recent years, offering four good size bedrooms with double doors opening onto a balustrade overlooking the estuary, with a covered decked veranda with its Californian influence spanning the full front of the property, along with a substantial detached garage which offers further scope for development (subject to the necessary planning consents). Set over the three floors with the ground floor offering a utility area and further scope for development, there is planning permission to extend to the rear of the property creating an open plan sitting/dining room with balcony and further guest suite on the ground floor. Lawned gardens lead down to the water's edge with splayed steps leading down onto the foreshore, offering a rare opportunity to acquire a waterside family property with water sporting activities at your fingertips





## **Old Angel Place, South Street, Totnes, Devon, TQ9 5DZ**

**Guide Price of £495,000**

Old Angel Place is a noteworthy Town House located on the Southerly facing South Street in the centre of Totnes.

Over the years there has been sensitive renovation.

The property is a rare find with an iconic facade, exposed floorboards, good ceiling heights and sash windows, offering a warm and cosy feel throughout.

Spacious first floor bedroom accommodation and excellent kitchen/diner ideal for entertaining, with private walled courtyard in the centre of Totnes.





## Higher Court Farmhouse, Littlehempston, Totnes, Devon, TQ9 6LU

**Guide Price of £925,000**

Higher Court Farmhouse has been the subject of a full and complete renovation throughout, with carpets fitted awaiting its new owners, representing a good size family home within a rural yet accessible location a short distance from Totnes with valley and wooded views.

The property has an abundance of character with flagstone floors and kitchen/diner and inner reception hall enjoying plenty of natural light throughout and good ceiling heights.

Master Bedroom and en-suite with separate walk-in wardrobe. Guest Room also with en-suite and two further bedrooms which can be sectioned off with their own bathroom to create a more private guest quarter.

Formal walled fully planted gently sloping paddock ideal for the equestrian enthusiast.





## **Pease Park Cottage, Staverton, Totnes, Devon, TQ9 6AR**

### **Guide Price of £750,000**

Pease Park is a segment of a former Medieval Estate with this 1811 Apple Barn of Honey Coloured Limestone at its core; it has only been for sale twice in 500 years.

Occupying a splendid private location with spectacular views over its own paddock and countryside beyond.

Offering plenty of potential subject to planning permission to incorporate an extension to the side and the scheme possibly to include the garage. Accessed up its own private drive with no near neighbours.

The barn needs further development to provide a trophy home to match the beauty and position of which to enjoy the far-reaching views towards Dartmoor with its level pasture set in front of the property for the equestrian enthusiast to appreciate viewing their own horses from their home.





## 24 Winsu Avenue, Paignton, Devon, TQ3 1QF

### Guide Price of £525,000

24 Winsu Avenue has been the subject of renovation in recent years by the owners, it is immaculately presented throughout with double entrance driveway with plenty of parking and garage.

Particular feature being the open plan living area with two sets of Bi-Fold doors, leading out onto the patio and level lawn beyond.

A nod to the art deco period throughout with ornate door furniture, coving and architrave.

There is potential to create an additional ground floor bedroom accommodation if required, and there are drawings available for a roof loft extension, creating further bedrooms and bathroom accommodation if required.

The garden offers some degree of seclusion with mature borders and planted fruit trees.

There is an intelligent lighting system which is controllable from your personal phone and also manual controls in each room.

From the first floor there are sea views across Preston towards Paignton and the bay towards Brixham.





**Flat 2 Stella Maris, 25 South Town, Dartmouth, Devon, TQ6 9BX**  
**Guide Price of £495,000**

Once part of a late 18th century Grand Merchants House, over the years this has been a much-loved family bolt hole and permanent home set within a short walk to the hustle and bustle of Dartmouth Harbour.

Occupying the first floor of number 25 South Town with two principal rooms both with admired bay fronted sash windows, one being the master bedroom with built-in wardrobes and W.C.

The main reception room with plenty of space for a formal dining table and soft seating. Perfect spot to spend time watching the world go by, with gas fire and bookshelves either side of the chimney breast with good ceiling heights throughout.

A terrace patio and garden area to the rear of the property taking in glimpses of the River Dart.



# Moving Day: Be Prepared!



Here we offer you a few quick tips to help keep you in control on your moving day.

## Getting Ready To Move

### **1 Communicate**

Keep in touch with your Conveyancing Solicitor and Estate Agent, ensure they are all prepared for completion day, and remember they are working for you. Inform your Conveyancing Solicitor of anything that could be an issue, no matter how small, they can judge if they need to do anything to ensure a smooth transaction.

### **2 Avoid sameday exchange/completion**

If you're in a chain of people moving, this is not recommended as it would only take one person to have an issue with the exchange for all your plans to be void. If you are using Help to Buy Equity Loan, the Homes and Communities Agency (HCA) could take up to 1 week to release the funds between exchange and completion, whilst this may or may not apply to you, it may be relevant to some parties in the chain. Allowing a week between exchange and completion will also give you time to make final arrangements now a definite date is known, such as setting up a Royal Mail postal redirect service, which takes up to 5 working days, informing your removals company, booking time off work etc.

### **3 Ensure required funds are ready**

You should ensure your Conveyancing Solicitor has all

the funds needed from you to close on completion day. Try to include in your budget an amount for other costs like changing locks, domestic connections, other miscellaneous fees and service charges etc.

### **4 Book a professional mover early**

A professional removals service is recommended by the majority of house movers. They will ensure all your things are out of your home on time before the next property owners obtain possession and ensure they get your belongings to your next home safely. They can be booked in advance and a date confirmed once it is agreed with your solicitor. Professional removal companies deal with the property business on a daily basis, they can give you advice and they will be able to help guide you through some of the moving hurdles. Remember to reserve a parking space if necessary.

### **5 Pack way in advance of move day**

Removals companies can help with packing and can pack up your entire house in a day or two, or to reduce costs, you can decide to pack belongings into boxes yourself. Do start this at least a week before your move. Pack your breakables carefully with bubble wrap, or old t-shirts and curtains etc. to avoid breakages. Label all the boxes with the room they will be going to in your new house to help your removals company. Decide what you want to take with you, what you can recycle or find a new home for; envisage your new home to see where your furniture is going to be placed to save you moving anything that you do not have room for.



## Moving day

### 1 Child and pet care

Children will want to be involved in the move, but it can be a distraction for you and an unsafe environment for them. Pets also will be distressed and confused, so asking someone to help look after them on the day will allow you to concentrate on your move. If the children are old enough to help, find age appropriate tasks for them so they can feel part of the move. They could help make beverages if old enough, or help with the final clean up and say goodbye to their old house.

### 2 Meter readings

Before you leave, get a final meter reading of all your metered services and call the relevant suppliers to inform them of the numbers so you can settle up the final balance and close the account ready for moving. If you don't do this you could end up in disputes with the new owners and it's just added stress when you could be relaxing in your new home.

### 3 Pack an overnight bag

This will help you on your first night and day once you arrive in your new home to help you find clothes and toiletries that are otherwise packed away.

### 4 Essentials transported with you

Essentials box to include: kettle, cups, tea and coffee, milk, sugar, loo roll, snacks, phone charger, small radio, tape, pens, scissors. These will be still needed in your old house and the first thing you will want to find in your new house! Remember, your removal team will need refreshments too!

### 5 Final checks and clean

Make sure you are fully prepared for the day ahead. Go through each room of your home and ensure that you have not forgotten anything. Do leave your old home in a clean and tidy condition for the new owners; if you have time before the move, a spring clean is recommended and do remember if leaving white goods in the kitchen to leave them in good condition and consider a professional oven clean. It is a good idea not to pack the vacuum cleaner and give the house a good clean once it is empty.

## Your new home: where to begin...

### 1 Make up your new beds first

When you're tired later and you can't face anymore unpacking, you can hop straight into a comfy bed and get a good night's sleep. This way you will feel revived and ready to crack on again in the morning! Putting up curtains in the bedrooms is also a great start.

### 2 Your first meal

Who knows how many helpers you will have, and you are bound to have worked up an appetite. To be very organised, a grocery delivery would be one less job, but you need to ensure that you have your kitchen organised by the time it is delivered. Budgeting for and locating a local takeaway delivery company so when you get hungry in the middle of building the beds and wardrobes, you can have a welcome break without taking too much time off!

### 3 Home insurance

This may be the last thing on your mind, but do ensure your policy has started and everything is covered for your new home. It would be awful if your foot goes through the ceiling whilst unpacking and your home insurance policy has not been updated so you're not covered.

### 4 Meter readings

As when you left your previous home, take meter readings of all your metered services, record the numbers and call the relevant suppliers to ensure your services don't get cut off, there are no outstanding balances on these services from the previous owners and they have your new details.

### 5 The neighbours

Having good neighbours can be a great benefit. As well as making new friends, you can reciprocate keeping an eye on each other's homes, take in deliveries if you are not at home, etc.







## Lower Cobberton, Dartington, Totnes, Devon TQ9 6DS

**Guide Price of £585,000**

This property offers well-proportioned accommodation with some character features in a meadow side setting with a stream running through the garden.

The garden and woodland extend to approximately 0.43 of an acre and adjoins the property. This would make an ideal family home with possible income potential.



## Eveleigh, Higher Westonfields, Totnes, Devon, TQ9 5RB

**Guide Price of £415,000**

Eveleigh has been a much-loved family home set in a generous sized plot with driveway and garage offering real potential to create a substantial family home taking in some splendid views towards the

River Dart. Rear gardens with mature planting and trees. A draft sketch accompanies the details illustrating the potential of creating a substantial family home subject to planning permissions.





**Swallow Barns, Stoke Gabriel, Totnes, TQ9 6RN**  
**Guide Price of £525,000**

Swallow Barns offers a rare opportunity for multi-generational living within a courtyard of Barns in a 'U' shape offering good size living accommodation in Barn One with four Bedrooms and two Bathrooms on the first floor with access to its own mature gardens.

Barn Two offering three Bedrooms with good size living accommodation and good ceiling heights.

Middle Barn adjoining the two with potential for conversion or offering potential for garaging as well. Plenty of parking in the courtyard.



**Four Winds, Lansdowne Park, Totnes, TQ9 5UP**  
**Guide Price of £365,000**

Four Winds is set in an elevated position, offering two driveways and parking for four vehicles with far reaching views over the Town to the Castle and Dartmoor beyond, with a current configuration of two double bedrooms, dining room and sitting room which offers plenty of scope for reconfiguration and extending, subject to necessary planning consents. Viewing is highly recommended to appreciate the property's position set at the end of a close, making this a quiet, tranquil spot.



**Thatchings, Torbryan, Ipplepen, TQ12 5UR**  
**Offers in excess of £299,950**

Thatchings is located in the tranquil yet accessible village of Torbryan on the edge of the larger village of Ipplepen. The two larger towns of Totnes and Newton Abbot each have a mainline railway station with direct links to London Paddington. The area is favoured for its fine walking and bridleways. Dartmoor National Park and many of the region's finest beaches are within easy driving distance. The thriving medieval market town of Totnes is only 4 miles away and famed for its many individual shops. Commuting to the cities of Plymouth and Exeter is via the nearby A38/Devon Expressway.



**The Penthouse, Lee Court, Dartmouth, TQ6 9NL**  
**Guide Price £595,000**

Located on the prominent North Embankment with stunning views up to the river towards the higher ferry and out towards the mouth of the river and castle. A noteworthy feature of the property is the private full-length terrace with uninterrupted views of the hustle and bustle on the river. The Penthouse is well maintained throughout. Bedroom one being the master bedroom has plenty of storage space with its own doors opening out onto the balcony and its own en-suite. The apartment comes with its own garage which is attached to the building and the building has its own lift.



# Agricultural Auctions



During the COVID 19 pandemic, our rural team acted quickly when all machinery sales were shut down. New sale methods were used wherein machinery and implements continued to be sold on an 'online platform' to ensure businesses and trade could continue.

This method of online auctions offers machinery finishing at a set day and time, and the site became addictive, particularly in the final hour of bidding watching the sale prices increasing with many vendors delighted with their prices and clearances.

We are pleased to announce live machinery and farm sales are back, and it is extremely enjoyable to welcome many old and new faces back to sales, with live sales being a huge success once again. An auction is an excellent method of sale to ensure a maximum price is being achieved by offering to many people and offers the best results to clients.

The livestock markets were heavily restricted during all the lockdowns, but with extremely strong trade being experienced throughout many sectors, whose numbers of stock have remained high. Through the summer and autumn months we have held several successful sales of breeding and store sheep at



Sold for £6,700 Online Auction



Sold for £12,200 Online Auction

Chagford, Ashburton and Newton Abbot, with breeding and store sales of cattle being held at Chagford and Newton Abbot.

Please do not hesitate to contact either Russell Thomas or Peter Farnsworth on 01364 654670 to discuss any potential machinery items/livestock you wish to sell by auction.



# Planning, Barn Conversions & Class Q Development



Rendells can assist you in undertaking planning applications and depending on whether you are seeking an agricultural livestock building or a new farmyard, planning permission is likely needed from your local authority. There are two distinctive types of planning for agricultural purposes, and they are 'Permitted Development' and 'Full Planning'.



## Permitted Development

Permitted Development allows certain types of work without needing to apply for planning permission but you are required to seek 'prior approval'.

This method has certain rules and criteria which include:

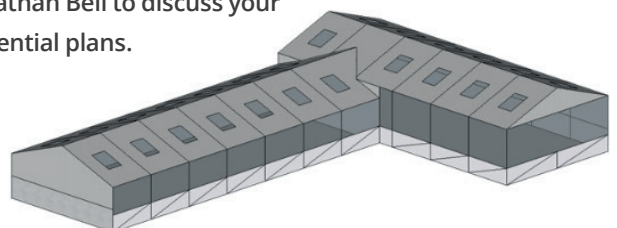
- a) The size of the agricultural holding/land
- b) Size & height limit on the proposed building – 1000m
- c) The use of the proposed building and proximity to protected buildings/dwellings
- d) Location of the development to the metalled part of a trunk road or classified road

To apply, you need to submit a permitted development prior notification application to your local authority along with relevant details of the building and siting, and once validated, the local authority has 28 days to respond. If there is no response within this timescale it is 'deemed' you have consent and can proceed with the proposed application.

## Full Planning

Full planning is a more detailed process and covers any erection, extension or alteration to agricultural buildings. This process is a 56 day process (double the permitted development prior notification period). Depending on the proposal this method can result in the local authority requesting further surveys and reports to assist in making their decision on the proposal with planning fees dependant on the size of the proposal.

**Rendells have great experience in preparing and submitting many types of planning applications. Please do not hesitate to contact either Russell Thomas or Jonathan Bell to discuss your potential plans.**







## 8 Lower Brookfield Terrace, Lustleigh, Devon, TQ13 9TP

### Guide Price of £325,000

Brookfield Terrace is a lovely Victorian terraced cottage on the edge of Lustleigh, one of Dartmoor's most beautiful and sought after villages.

The property is in a secluded spot and is accessed via the rear through a porch perfect for coats and hats, then through to the kitchen complete with solid wood worktops and space for appliances.

A door leads into the dining room and living room with a large sash

window looking over the garden to the front of the property.

On the middle floor is the family bathroom as well as the three bedrooms. Going up a further floor there is a loft room that would make an excellent office or hobby space.

Outside there is a lovely lawned garden that slopes down to the brook at the bottom of the garden. All within walking distance of the charming village of Lustleigh with its pub and beautiful walks in the woods and open moorland.



# Antiques & Collectables



## Free Pre-Sale Valuations

First contact us by telephone, fax or email or just call in to see a valuer who will advise you as to whether a free, no obligation visit to your house will be necessary or, if you wish, you may deliver items to the sale room on one of the appointed entry weeks. A skilled and experienced valuer will assess your items, suggest a guide price and reserve - the reserve is the minimum price at which the auctioneer will sell, subject to a 10% discretion should you wish to sell.

## Probate & Insurance Valuations

Your property and contents are the most valuable possessions you own and research indicates that contents are often undervalued for insurance purposes. Rendells offer extensive lists of valuations and services whether it be for insurance, probate, taxation or family division. You will be given a written valuation for which a charge is made, please call the sale room manager for more information.

## House Clearances

We arrange house clearances when a member of staff will normally attend with the haulier.

## Packing & Shipping

Our preferred method of dispatch is by mailboxes and Royal Mail Signed For, with the purchaser responsible for insuring the goods. A packing charge (minimum of £9.60 including VAT per lot, plus cost of postage) applies. This is assessed on a lot by lot basis, but some items are unsuitable for this service (we will not pack china, glass, pictures or any prohibited items as stated by the Royal Mail). We take great care in the packing of items, but Rendells will not accept liability for any damage caused in transit. The consignee accepts this as part of our terms of dispatch and is solely responsible for insuring the goods against loss or damage.

### Rendells' Antiques Salesroom in Ashburton

Rendells acquired "The Old Brewery" at Stonepark, Ashburton in the 1970s and quickly converted it to an auction room where today we conduct a two-day auction on a Thursday and Friday each month of around 1,500 lots of antiques and selected items.

☎ 01364 653017

### 📍 Office Details

Stonepark  
Ashburton  
Devon  
TQ13 7RH

### 🕒 Viewing Times

Our normal viewing times are usually:  
Tuesday (10am – 7pm)  
Wednesday (10am – 5pm)  
prior to an auction.



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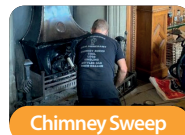
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# Stonepark Auction Rooms



View our fully illustrated online catalogues  
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[www.the-saleroom.com](http://www.the-saleroom.com)

Rendells' professional services - Research indicates that contents are often undervalued for insurance purposes. Rendells offer extensive valuations and services for insurance, probate, taxation or family division. You will be given a written valuation for which a charge is made, please call the saleroom manager for more information.

You can call, email or just call in to see a valuer who will advise you as to whether a free, no obligation visit to your house will be necessary. You may wish to deliver items to the saleroom on one of the appointed entry weeks. An experienced valuer will assess your items, suggest a guide price and reserve (the minimum price at which the auctioneers will sell subject to a 10% discretion).

**Haulage** - For larger items, we can recommend a number of carefully vetted contractors to collect, deliver or store your goods to and from the auction rooms. A separate charge is made for this service. We arrange house clearances where a staff member attends with the haulier.

**Buying at auction** - Sale catalogues are available one week prior to the auction, so if you are looking for one specific item or wish to furnish your entire house, why not order a catalogue and come along to one of the viewing days where we will be pleased to answer any query you may have on a particular lot or, if it is your first visit to an auction, we will explain to you how it all works.

If unable to visit the saleroom, we will be pleased to provide a photograph and a condition report on any lot, then send it to you by email, but please contact us before the sale days. We accept written absentee bids and for items of sufficient value, we are happy to receive telephone bids.

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# RENDELLS' OFFICES

## Newton Abbot

13 Market Street  
Newton Abbot  
Devon  
TQ12 2RL

☎ 01626 353881

## Ashburton Rural Department

Stonepark  
Ashburton  
Devon  
TQ13 7RH

☎ 01364 654670

## Chagford

Rock House Southcombe Street  
Chagford  
Devon  
TQ13 8AX

☎ 01647 432277

## Totnes

57 Fore Street  
Totnes  
Devon  
TQ9 5NL

☎ 01803 863888

## The Letting Centre

13 Market Street  
Newton Abbot  
Devon  
TQ12 2RL

☎ 01626 353881

## Antiques & Collectables Salesroom

Stonepark  
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