



## HOLIDAY BOOK READS

DIVE DEEP INTO THESE BOOK THIS SUMMER

**FIND THE RIGHT HOLIDAY**  
KNOW BEFORE YOU GO - SELF  
CATERED OR ALL INCLUSIVE

**VEGETARIAN BBQ**  
SUMMERTIME GRILLS ARE  
NOT JUST ABOUT THE MEAT

**BEACH GADGETS**  
GET A HELPING HAND WHEN  
RELAXING ON THE SAND

**PREMIER LEAGUE**  
IT'S TIME FOR THE 2023/24  
SEASON TO KICK-OFF

# CONTENTS

## COVER STORY

- 8 | **Summer reading**  
Fascinating books you need to pack in your suitcase ready for reading on beach days

## PROPERTY

- 2 | **Preparing your home**  
Maximise your home's appeal to attract potential buyers
- 16 | **Our latest instructions**  
Take a look at a selection of our latest properties on the market
- 22 | **About us**  
Get to know our team a little better and see why we are your agent of choice
- 24 | **Your home move**  
A guide to help you every step of the way with your move

## LIFESTYLE

- 4 | **Find the right holiday**  
Know before you go - self catered or all inclusive
- 6 | **Vegetarian BBQ**  
Summertime grills are not all about the meat
- 7 | **Summer wines**  
Find the perfect wine to pair with the summer weather
- 10 | **Blooming August**  
Make sure you're full steam ahead in the garden to make the most of the summer
- 12 | **Fashionable footwear**  
Unique and popular flip flops and sandals
- 13 | **Beach gadgets**  
Get a helping hand when relaxing on the sand

## SPORT

- 14 | **Premier League**  
It's time for the kick off of the 2023/34 Premier League season

# PREPARING YOUR HOME

Expert tips and insights to maximize your home's appeal and attract potential buyers

As the leaves change colour and temperatures drop, the UK's autumn and winter seasons bring a unique charm and present an opportune time to sell your home. While many might assume that the property market slows down during these months, the truth is that motivated buyers are still active, seeking their dream homes and often are focused on getting moved before the end of the year. To ensure your home stands out and achieves its maximum potential, we present a comprehensive guide on what to do now to get ready to sell your home in the UK this autumn and winter.

### ENHANCE KERB APPEAL:

First impressions matter, and a welcoming exterior will attract potential buyers. Start by tidying up your garden, trimming hedges, and removing any debris. Consider adding seasonal plants and flowers to bring colour and vibrancy to your entrance. Ensure the front door is clean, repaint if necessary, and consider investing in outdoor lighting to create an inviting ambiance.

### CONDUCT A THOROUGH DEEP CLEAN:

A clean and well-maintained home makes a significant impact on potential buyers. Dedicate time to declutter each room, removing personal items, and organising spaces. Undertake a deep clean, paying attention to often-neglected areas like windows, carpets, and appliances. Consider hiring professional cleaners for a thorough and efficient job.

## WELCOME TO THE LATEST EDITION

While the weather in July wasn't as great as we expected, summer is still in full swing. With holiday season arriving, on pages 4&5, we compare self-catering Vs all inclusive holidays to work out which is the best for you and your family, meanwhile, on pages 8&9, we have a review of some of the hottest summer reads for lounging by the beach and pool.

Completing our selection of holiday-themed features, on pages 12&13, we show you some of the most stylish flip flops and sandals as well as this year's greatest gadgets for your holiday.

Closer to home, on pages 2&3, we have a feature about how to prep

your home now to sell in the autumn and winter, while on pages 6&7, we have two great BBQ features; one for unusual wines to try this summer, and one for vegetarian BBQ ideas. For those football fanatics, we have a full preview of the upcoming Premier League season. We also have our usual monthly gardening guide, with all the hints and tips you need to stay on top of your garden this August.

So grab yourself a nice cuppa, head out into the garden (weather dependent) and enjoy this month's magazine.

**Jonathan Wheatley**  
Editor

### EMBRACE SEASONAL DÉCOR:

Emphasise the cosy and inviting atmosphere of your home by incorporating tasteful seasonal decorations. Consider warm throws, cushions, and scented candles to create a homely ambiance. Avoid going overboard and keep the decorations neutral, appealing to a broad range of potential buyers.

### ADDRESS REPAIRS AND MAINTENANCE:

Proactively tackle any outstanding repairs or maintenance issues. Inspect the property for any visible damage or leaks and ensure they are fixed promptly. Buyers appreciate a well-maintained property, and addressing these issues now will save time during the negotiation process.

### STAGE WITH A SEASONAL TOUCH:

When staging your home, highlight its best features while adding a touch of seasonal charm. Rearrange furniture to maximize space and flow. Make use of natural light and invest in tasteful lighting fixtures to create a warm and inviting ambiance. Strategically place mirrors to reflect light and make rooms appear more spacious.

### HIGHLIGHT ENERGY EFFICIENCY:

As the weather cools down, energy efficiency becomes a key selling point. Consider installing double-glazed windows or upgrading insulation to showcase your home's energy-saving features. Display energy-efficient appliances and lighting options to appeal to eco-conscious buyers.

### CAPTURE STUNNING LISTING PHOTOS:

To attract potential buyers, invest in professional photography to capture the essence and beauty of your home. With the autumn and winter landscapes offering unique charm, utilise natural lighting and showcase cosy indoor spaces. These visually appealing images will entice buyers and set your property apart from the competition.

Selecting the right estate agent is vital to a successful sale. Look for professionals with a proven track record in your area and seek recommendations from friends or family. An experienced agent will guide you through the process, offer invaluable insights, and help price your property competitively for the autumn and winter market.

Selling your home during the autumn and winter months in the UK presents a unique opportunity to attract motivated buyers seeking a warm and inviting sanctuary. By following these expert tips, from enhancing kerb appeal to embracing seasonal décor and prioritizing repairs, you can position your property for a successful sale. With careful preparation and collaboration with an experienced real estate agent, you can confidently navigate the market, secure a buyer, and achieve your desired outcome as the leaves fall and winter approaches.

To attract potential buyers, invest in professional photography



# SELF-CATERING HOLIDAYS

## ALL-INCLUSIVE HOLIDAYS

**W**eighing the benefits and considerations of self-catering and all-inclusive vacation experiences. When planning your next holiday, one important decision to make is whether to opt for a self-catering holiday or an all-inclusive package. Both options offer unique advantages and considerations that can greatly impact your vacation experience. In this article, we delve into the world of self-catering holidays and all-inclusive getaways, comparing the two to help you make an informed decision that aligns with your preferences and needs.

### SELF-CATERING HOLIDAYS:

Self-catering holidays provide the flexibility and freedom to tailor your vacation to your own preferences. Here are some key aspects to consider...

#### FLEXIBILITY AND INDEPENDENCE:

One of the main advantages of self-catering holidays is the freedom to create your own schedule. With self-catering accommodation, such as apartments or villas, you have the option to cook your meals at your leisure or explore local restaurants and cafes. This flexibility is ideal for those who enjoy discovering local cuisines and want to have control over their dining choices.

#### COST CONTROL:

Self-catering holidays allow you to manage your budget quite effectively. By preparing your meals, you have the opportunity to shop for groceries and dine in, saving on restaurant expenses. Additionally, self-catering accommodations are often more affordable than all-inclusive resorts, making it an attractive option for budget-conscious travellers.

#### IMMERSION IN LOCAL CULTURE:

Staying in self-catering accommodation gives you a chance to experience the local way of life. You can explore nearby markets, interact with locals, and embrace the authentic atmosphere of your chosen destination. This cultural immersion can add a unique and enriching dimension to your holiday experience.

### ALL-INCLUSIVE HOLIDAYS:

All-inclusive holidays offer convenience and a hassle-free vacation experience. Here are some factors to consider...

#### CONVENIENCE AND SIMPLICITY:

One of the main advantages of all-inclusive holidays is the convenience they offer. With all-inclusive packages, everything from accommodation to meals, drinks, and even some activities, are included in a single upfront price. This simplicity eliminates the need for extensive planning and allows you to relax and enjoy your vacation without worrying about additional costs.

#### WIDE RANGE OF AMENITIES AND ACTIVITIES:

All-inclusive resorts often provide an extensive range of amenities and activities on-site. From swimming pools, fitness centres, and spa facilities to entertainment programmes and water sports, these resorts aim to cater to all your needs within their premises. This convenience can be particularly appealing for families or those seeking a hassle-free vacation with plenty of options for relaxation and entertainment.

#### PREDICTABLE BUDGETING:

One of the key benefits of all-inclusive holidays is the ability to budget more accurately. Since most expenses are included in the package price, you can plan your holiday finances with greater certainty. This can be especially beneficial for travellers who prefer to have a clear understanding of their total expenses upfront.

## Exploring the Best Options for Your Getaway

### CONSIDERATIONS AND PERSONAL PREFERENCES:

While both self-catering and all-inclusive holidays have their advantages, it ultimately comes down to personal preferences and the type of vacation experience you seek. Here are a few considerations to help you decide.

### TRAVEL STYLE:

Are you an adventurous traveller who enjoys exploring local cuisine and culture, or do you prefer a more laid-back, all-inclusive experience with plenty of on-site amenities?

### BUDGET:

Consider your budget and the level of control you want over your spending. Self-catering holidays can provide more flexibility in terms of cost management, while all-inclusive packages offer predictable expenses.

### GROUP SIZE AND COMPOSITION:

If you're traveling with a large group or family, self-catering accommodation might offer more space and privacy, whereas all-inclusive resorts often have family-friendly facilities and activities.

Deciding between a self-catering holiday and an all-inclusive getaway is a matter of personal preference, travel style, and budget considerations. Self-catering holidays offer flexibility, immersion in local culture, and cost control, while all-inclusive holidays provide convenience, a wide range of amenities, and predictable budgeting. By understanding the unique features and benefits of each option, you can make an informed choice that aligns with your desired vacation experience.



# UNUSUAL SUMMER WINES

Some of the best  
bottles for you  
to sample  
this year

A beautiful bottle of wine can transform a boring day in the summer into a far more sophisticated and social occasion when shared with friends.

However, it can be slightly daunting when you walk into a supermarket or dedicated wine retailer and you are faced with walls and walls of bottles, without a clue of which to try.

Luckily, there are so many delicious wines which somehow taste even better in the summer.

Here are some slightly more unusual choices which you may have not sampled before.

## COTO DE GOMARIZ THE FLOWER AND THE BEE TREIXADURA

If looking for a fine white wine to sample, then Coto de Gomariz The

Flower and the Bee Treixadura, from The Sourcing Table, is a great choice. Originating from the north-west Spanish region of Ribeiro, this summer wine boasts a gentle floral nose and an explosive tangy citrus fruit taste.

## EBNER EBENAUER GRUNER VELTLINER

This 2017 white wine draws some similarities to Processo, but is unique enough to be a popular choice in its own right.

These bottles are filled with summer flavours, including dominating citrus notes, as well as dry and crisp touches.

## CINSAULT

If you are searching for a red wine instead, then a top choice is Cinsault, which is particularly ideal for those

who would like a true flavour hit of fresh berries.

This floral and fruity mix is bursting with berry smells and tastes, with rose stem-like aromas that counterbalance the boisterous flavours.

## VALPOLICELLA

Another great option from the shelf of red wines is Valpolicella, which boasts a cherry and chocolate taste, with hints of cinnamon and oregano, including a herbal finish.

There is an even more chocolatey option available in Valpolicella Ripasso.

## MIRAVAL PROVENCE ROSE

Summer is known as rose season in the wine community, with one option being Miraval Provence Rose. Hailing from Brad Pitt and Angelina Jolie's Miraval estate in France, this wine boasts a fruity and floral flavour.

# LOVE VEGETARIAN BBQ RECIPE IDEAS

Just because you're a vegetarian doesn't mean you can't enjoy all the typical classics a BBQ has to offer

## FALAFEL

The best thing about falafel is just how versatile it is. It is also delicious, for vegetarians and meat-eaters alike.

Tahini sauce goes surprisingly well with falafel and is something a little different from your typical sauces, but tomato or onion relish or chutney can be equally delicious, depending on your tastes.

To form a falafel mixture, simply blend together 400 grams of cooked chickpeas, a red onion, a garlic clove, a bunch of flat leaf parsley, a tsp of both ground cumin and ground coriander, ½ tsp harissa paste, 2 tbsp flour, and 2 tbsp sunflower oil. If you like your falafel especially spicy, feel free to add chilli flakes to the mixture too. Shape into patties, grill well on the BBQ, and place inside a bun or inside toasted pittas.

Another thing you could do with your falafel mixture is to create meatballs, which can also be cooked on the BBQ. Add to creamy rice with mixed chopped veg of your choice and it's an absolute crowd-pleaser, as a starter or a main.

## HOT DOGS

Every supermarket offers multiple versions of vegetarian and vegan sausages for you to choose from. But whichever one you end up going with, a great trick for a hot dog is to slice a mid-deep cut all the way around the uncooked sausage in a spiral route to create spiral hot dogs, before cooking on the BBQ. This will allow the sausage to take on any sauces or condiments better as they seep into the sausage rather than around it.

There are two sensational sides you can pair with your hot dogs:

## SPICY BEANS AND CHORIZO

Fry off onion, garlic, and finely chopped chorizo, and brown well. Add mixed beans, along with one can of chopped tomatoes and spices and seasoning of your choice, and let simmer for 15 mins. Let cool and serve.

## MEDITERRANEAN POTATO SALAD

For a more healthy and light version of the potato salad, this recipe is perfect. The dressing can simply consist of lemon juice, Dijon mustard, and a dash of olive oil. Dice and boil small potatoes, and place in a serving bowl. Meanwhile, chop a red onion, spring onions, and olives. Add capers to the mix, and add everything to the potatoes, before drizzling the delicious dressing on top.





Fascinating books you need to pack in your suitcase ready for reading on beach days

When heading off to the beach on your sunny holiday this summer, your bag should have sunscreen, a towel and arguably most importantly, a good book to read.

Lounging on the hot sand all day, working on your tan while delving into a fascinating read is a dream way to spend a holiday.

Making sure you have just the right book to explore will go a long way to ensuring your beach days are as enjoyable as they can be. Here are a few books you could pack in your suitcase for your summer holiday.

### I WILL FIND YOU, HARLAN COBEN

Harlan Coben, who has found international fame since the release of his hit Netflix show *Stay Close*, is an incredibly successful author.

His latest read, *I Will Find You*, was only released in March this year and promises to be one of the year's novels which you simply will not want to put down. Tragedy strikes a family of

three when their toddler goes missing and all evidence on the table indicates that the father, Will, has killed him.

Flashforward five years and the man's sister-in-law arrives with a life-changing bombshell which leads Will on a journey to clear his name and find his lost son.

### TOM LAKE, ANN PATCHETT

Spring has arrived at a family orchard in Northern Michigan, however due to the impact of the pandemic, the family are left to pick all of the fruits by themselves.

To help pass the time, and prompted by the recent death of a famous actor, the children beg their mother to share tales of yesterday. The mother recalls a story of a love affair she once experienced with the late, famous actor.

### CLYTEMNESTRA, COSTANZA CASATI

One popular choice of book currently are modern retellings of Greek myths, including *Clytemnestra*.

Working on your tan while delving into a fascinating read is a dream way to spend a holiday



# BRILLIANT READS THIS SUMMER

This is Casati's debut novel and is a passionate retelling of the story of one of Greek mythology's most notorious heroines.

## THE GIRLS OF SUMMER, KATIE BISHOP

Another great choice, which even has summer in its name, is *The Girls of Summer*.

Backpacker and first-time author Katie Bishop brings this familiar summer romance tale, which will shatter audience's perceptions of the genre, with plenty of dark subjects presented through a dual-history narrative, which is set in London today, as well as a Greek island 16 years ago.

## THE MAKING OF ANOTHER MAJOR MOTION PICTURE MASTERPIECE, TOM HANKS

Globally loved actor Tom Hanks has put the brakes on his big screen performances to release his debut novel *The Making of Another Major Motion Picture Masterpiece*.

This tale from the two-time Oscar winner spans across eight decades and follows a host of characters who come together to make Hollywood magic.

## THE TRIAL, ROB RINDER

Television personality Rob Rinder is no stranger to courtroom trials and has centred his debut novel around the dramatic proceedings of a trial.

Readers are taken deep into the murky world of the chambers to the grandeur of the Old Bailey as they follow a trainee barrister who does not quite fit into the world they are trying to make a name for themselves in.

## THE WHISPERS, ASHLEY AUDRAIN

A truly gasping book to take to the beach this summer is *The Whispers*.

This tale starts with a young boy falling for a window in the dead of night, landing him in a hospital and in a coma surrounded by his family.

His mother sits by his side and refuses to speak to anyone, while his neighbours and family's friends gather at home dithering on their own roles that led to the tragedy.

## THE LAST WORD, AMY PRICE

*The Last Word* is a mother's account of her daughter's life, as Amy Price delivers tales and truths about her daughter and television personality, Katie Price.

This insightful memoir documents how Amy's life has been shaped by a tradition of strong women, cycles of abuse and the impact that fame and trauma has had on her close family unit.

## STRONG, ASHLEY CAIN

Another powerful true-to-life memoir comes from ex-professional footballer turned television personality Ashley Cain.

Known for appearances on reality shows like *Ex on the Beach* and Channel 4's *SAS: Who Dares Wins*, Ashley Cain is a father and campaigner.

This book explores the tragic passing of his daughter and his subsequent fight against childhood cancer.

Your bag should have sunscreen, a towel and arguably most importantly, a good book

# BLOOMING IN AUGUST

A Guide to maximizing the beauty and productivity of your garden during the Late Summer Season

As the UK basks in the warmth of August, it's the perfect time to make the most of your garden and ensure it thrives throughout the season. Whether you have a small urban oasis or a sprawling landscape, there are several important gardening tasks to undertake in August. In this magazine article, we'll explore essential gardening jobs specific to this month, helping you transform your outdoor space into a vibrant and flourishing haven.

## WATERING AND HYDRATION:

During the peak of summer, ensuring your plants receive adequate hydration is crucial. Water plants deeply, especially during dry spells, focusing on newly planted specimens and containers. Early morning or evening watering is ideal to minimize evaporation. Consider installing a drip irrigation system or investing in a rainwater harvesting system for sustainable watering solutions.

## DEADHEADING AND PRUNING:

To encourage continuous blooming and maintain a neat appearance, deadhead spent flowers regularly. Remove faded blooms from flowering plants such as roses, dahlias, and geraniums. Pruning can also be done selectively to shape hedges, shrubs, and climbers. Be cautious not to prune spring-flowering shrubs, as they have already set their buds.

## WEED CONTROL:

August is a prime time for weed growth due to warm temperatures and increased moisture. Stay vigilant and regularly remove weeds to prevent them from competing with your desired plants for nutrients and water. Apply mulch around your plants to suppress weed growth and retain soil moisture.

To encourage continuous blooming and maintain a neat appearance, deadhead spent flowers regularly.

## HARVESTING AND PRESERVING:

Take advantage of the bountiful harvest season by harvesting ripe fruits and vegetables. Pick crops such as tomatoes, courgettes, beans, and berries at their peak of ripeness. Preserve the excess by freezing, canning, or making jams and preserves. Enjoy the taste of summer throughout the year by storing your own homegrown produce.



#### LAWN CARE:

Maintaining a healthy lawn requires attention in August. Regularly mow your lawn, raising the mower blades slightly to leave the grass longer, which helps it withstand dry spells. Water the lawn deeply, focusing on any brown or dry patches. Remove weeds and moss and consider aerating the lawn to improve drainage.

#### CONTAINER GARDENING:

If you have container plants, ensure they receive adequate care during the summer heat. Water containers thoroughly, as they tend to dry out faster than plants in the ground. Apply a slow-release fertilizer to keep the plants nourished. Prune any leggy or straggly growth to maintain a compact and lush appearance.

#### PLANTING FOR AUTUMN AND WINTER:

August is an excellent time to start planning and planting for the upcoming autumn and winter seasons. Sow seeds of winter vegetables such as kale, spinach, and winter lettuce for a fresh supply of greens. Plant bulbs like daffodils, tulips, and crocuses



for a colourful display in the spring. Prepare your soil for autumn planting by incorporating organic matter and compost.

#### WILDLIFE-FRIENDLY GARDENING:

Create a welcoming environment for wildlife in your garden. Install bird feeders, bird baths, and nesting boxes to attract feathered friends. Plant nectar-rich flowers such as lavender, buddleia, and sedum to entice bees and butterflies. Consider leaving a patch of your garden wild for insects and small mammals.

August presents a pivotal time to nurture and enhance your UK garden, ensuring it remains vibrant and productive throughout the late summer season. By focusing on tasks such as watering, deadheading, weed control, and harvesting, you can create a beautiful and thriving outdoor space. Additionally, by planning for autumn planting, maintaining your lawn, and embracing wildlife-friendly gardening practices, you can enjoy the rewards of a well-cared-for garden for months to come. Embrace the opportunities August brings and let your garden flourish under the late summer sun.



August is a prime time for weed growth due to warm temperatures and increased moisture.



# FLIP FLOPS & SANDALS

Fashionable, unique and popular sandals and flip flops on the Amazon market today, catering for all budgets

## JINKE LADIES FLAT-BOTTOMED SLIP ON SANDALS



Women's casual and breathable toe sandals with an arch support and ankle strap, consisting of a lightweight hook loop.

£10.99

<https://tinyurl.com/29hu2p5w>

## MOUDN MEN'S CASUAL WALKING LEATHER BEACH SANDALS



The closed toe cap makes walking safer. The unique pattern design of the rubber sole makes the sports sandals both non-slip and wear-resistant. They also have an adjustable ankle strap and a soft and comfortable sole.

£39.98

<https://tinyurl.com/2p8m3wp4>

## CROCS KADEE II SANDAL CLOG



It's the iconic clog that started a comfort revolution around the world. The irreverent go-to comfort shoe that you're sure to fall deeper in love with day after day. Crocs Classic Clogs offer lightweight and practical comfort.

£23.44

<https://tinyurl.com/57rv2mc2>

## ECCO MEN'S OFF-ROAD OPEN TOE SANDALS



Tackle the terrain in pure comfort in this performance sandal. The off-road sandals for men are lightweight and supportive and offer everyday walking comfort on and off the trail. Not recommended for water use.

£81.00

<https://tinyurl.com/7f94tx2u>

## ZOEASHLEY SUMMER WOMEN'S SANDALS



The elastic sling back design fits perfectly around the ankles to hold the shoe's body in place, and doesn't irritate your ankles.

£32.99

<https://tinyurl.com/yc3fyppt>

## REEF MEN'S FANNING SANDALS



A comfortable water friendly sandal with a contoured compression molded footbed and arch support. It has a full heel airbag enclosed in soft polyurethane, a church key to open your soda bottle and reef icon herringbone rubber outsole.

£121.09

<https://tinyurl.com/3zkbspxt>

## MERRELL WOMEN'S KAHUNA III SPORT SANDAL



This performance sandal with Vibram® rubber traction is designed for hiking in and around water. Easily adjustable to your foot and padded with a neoprene lining, you'll stay secure and comfortable for miles and miles.

£69.99

<https://tinyurl.com/89f6s4bj>

## DR. MARTENS UNISEX ADULTS MYLES SANDALS



With a robust but light sole, the Myles sandal is easy slip-on style, built for all day comfort. It is equipped with two thick adjustable buckle straps made of soft and robust leather and is a super-durable Goodyear-welted sandal.

£162.53

<https://tinyurl.com/y55fp2wu>

# BEACH TECH & GADGETS

Items you should be packing to make relaxing days in the sun even more convenient

**M**any of us countdown the days to the summer holidays to be able to pack up and head to the beach for some much needed rest and relaxation.

While we all typically remember our beach towels, buckets and spades, there are so many other pieces of technology and gadgets you could invest in to make your days on the sand that little bit more comfortable for you and your family.

## PORTABLE SPEAKER

A great addition to any trip to the beach is a bit of music - just be careful not to play it too loud as to disturb those around you.

This Heysong Portable Bluetooth Speaker will easily connect to your smartphone and is even waterproof in case of any sea-related emergencies.

£32.99

<https://tinyurl.com/2p8we8ux>



## PORTABLE FIRE PIT

A portable fire pit is another great bit of kit for you to pack for a beach day.

Even in the height of summer, we are never guaranteed good temperatures in England, so establishing a good heat source could be crucial to ensure all are comfortable.

Before taking this fire pit, make sure you do your research to check if the beach you are visiting allows the use of external fires.



£15.59

<https://tinyurl.com/yckhnjp9>



## CAMPING LANTERNS

When packing for the beach, it is important to be prepared for any occasion. There is always a risk that a day at the beach will turn into an early-evening at the beach, particularly on those days when you do not want the fun to stop.

So, having a camping lantern handy to brighten up your space is a good idea, particularly if you are left scrambling and packing up your items in the dark at the end of the day.

This Grezea LED Camping Lantern is solar powered and even has a USB charging dock for you to plug your phone in.

£14.99

<https://tinyurl.com/4mrsrvd9>

# HEY, BIG SPENDERS!

The title hopefuls have been splashing the cash in a bid to nudge Manchester City from the top of the Premier League

It barely seems five minutes since that sunny Sunday in May when Manchester City completed the first leg of their treble-winning campaign by lifting the Premier League title. Yet, here we are, barely 70 days later, on the verge of another protracted season.

It promises the same cocktail of plot twists, thrills, casualties, heroes and villains ... and more than likely the same conclusion come next May.

In fact, the only barrier to City's success could be their success. Their maiden Champions League win means, for the first time, they qualify for the FIFA Club World Cup, a largely meaningless inter-continental bunfight which this year will be staged in Saudi Arabia just before Christmas.

It will add further congestion to the champions' already-crammed fixture list that will only get slight relief during the mid-season break from January 14th to the 30th ... unless they have FA Cup commitments.

So, who could take advantage? Will there be a seismic shift in the power game, or just a slight ripple to barely disrupt the status quo?

## THE CHALLENGERS

Arsenal remain the biggest threat, much as they did last year until their cataclysmic fade-out. Eight points clear on April 1st, five points adrift of City at the end of May, the Gunners finished second in a one-horse race – and it hurts. Their response has been to spend, and spend big. The acquisitions of Declan Rice (£105m), Jurrien Timber (£38m) and Kai Havertz (£65m) could be the missing ingredients for a title-winning cake.

Erik ten Hag finished third in his debut season at Manchester United, and will probably finish there again. Although they have bought Mason Mount (£60m) and Andre Onana (£47m), ten Hag's best



business was to get Marcus Rashford to commit to a new contract and get David de Gea and Phil Jones off the wage bill. In fact, the only change could see Newcastle and Liverpool swap positions, with the Merseysiders reclaiming a place in the Champions League. Both have strengthened midfield with Liverpool making the signing of the summer, Alexis Mac Allister from Brighton, for a relatively cheap £35m. He will fit in alongside Dominik Szoboszlai (£60m from RB Leipzig) while Newcastle's fans were probably hoping for more incomings than the exciting Sandro Tonali from AC Milan and Leicester's Harvey Barnes.

### EURO STARS?

Brighton were a breath of fresh air last season, deservedly earning a European place with their exciting attack-focused approach. However, their Europa League debut could be more of a curse than a blessing and their League position may suffer.

However, the experienced stewardship of Unai Emery should help Aston Villa steer their way through any difficulties on their travels in the Europa Conference League, and with Pau Torres and Youri Tielemans providing back-up they should consolidate their position.

Chelsea have had a fire sale with 25 players exiting Stamford Bridge, either on loan or permanently. And while they may have got big fees for Mount, Havertz and Mateo Kovacic (to Manchester City for £30m), old spending habits die hard and they have recruited Christopher Nkunku (RB Leipzig, £52m) and

Nicolas Jackson (Villareal, £30.1m). New boss Mauricio Pochettino may have been magic, according to Tottenham fans, but he's got to have something special up his sleeve to get Chelsea back to where they think they belong.

Speaking of Spurs, they have simpler ambitions: To resolve the annual Harry Kane "will he stay or will he go" saga and to keep a manager for a whole season. James Maddison and anticipated new centre-backs might get them back to the top six.

Brentford, another of the pleasing on the eye teams, have broken their transfer record twice in an attempt to stay on the coat-tails of the leading bunch. But £54m is a lot of money to basically stand still, although the acquisition of a certain Romeo Beckham from Inter Miami might gather them a few well-heeled admirers.

### THE DROP ZONE

Luton's fairytale rise from non-League to the top table in nine years is likely to come to a sticky end. They are overwhelming favourites to make a straight return to the Championship, but they should get more than Derby's record low of 11 points thanks to their hostile, cramped home stadium.

As for the other two places, pick anyone from Nottingham Forest, Bournemouth, or Everton, whose luck must surely run out soon, while Wolves, Burnley and Sheffield United might have a few sleepless nights before next May.

Luton's fairytale rise from non-League to the top table in nine years is likely to come to a sticky end.

Meadow View, Back Road

Guide Price £600,000



An absolutely superb, brand new, substantial, flint fronted, three storey, five bedroom detached house situated in the semi-rural village of Pentney. The property benefits from open countryside views to the rear, large open plan living/kitchen & under floor heating/ air source heat pump.

SWAFFHAM - 01760 721389 - [info@longsons.co.uk](mailto:info@longsons.co.uk)



Swaffham - 01760 721389

Watton - 01953 883474

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

## Minnow Close, Swaffham

OIEO £425,000



Modern spacious detached four bedroom house built by the much respected Abel Homes situated on the outskirts of Swaffham. The property boasts integrated Bosch appliances, solar PV, UPVC triple glazed windows, en suite shower room, highly insulated walls and floors and many more features!

SWAFFHAM - 01760 721389 - [info@longsons.co.uk](mailto:info@longsons.co.uk)

## Lancaster Road, Swaffham

£265,000



AS BRAND NEW! Pre-owned, although never occupied, three storey, three bedroom, semi-detached house situated on a new development in the market town of Swaffham. The property offers kitchen/breakfast room, en-suite shower room, gas central heating and UPVC double glazing.

SWAFFHAM - 01760 721389 - [info@longsons.co.uk](mailto:info@longsons.co.uk)

## Mayfly Road, Swaffham

**£239,995**



Modern two bedroom semi-detached energy efficient house built in 2019 by the well respected Abel Homes. The property boasts conservatory, solar PV, UPVC triple glazed windows, highly insulated walls and floors, garage, parking and garden.

SWAFFHAM - 01760 721389 - [info@longsons.co.uk](mailto:info@longsons.co.uk)

## Copper Beech House, Courtfields

**OIEO £450,000**



Well presented, spacious detached four bedroom house situated on a popular development within easy reach of Swaffham town centre. The property offers two reception rooms, conservatory, utility room, en suite shower room, garage, gardens, parking, gas central heating and UPVC double glazing.

SWAFFHAM - 01760 721389 - [info@longsons.co.uk](mailto:info@longsons.co.uk)

Swaffham - 01760 721389

Watton - 01953 883474

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## Crabtree Close, Watton

Guide Price £400,000 to £425,000



Beautifully presented, spacious detached four bedroom house situated on the popular award winning Abels Hares Green development. This superb, recently built property offers double garage, en suite shower room, solar PV, triple glazing and 'A' rated energy efficiency.

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)

## Walnut Grove, Watton

Guide Price £300,000



A superbly presented two bedroom detached bungalow, boasting modern living accommodation that has been recently renovated with a fitted kitchen, family shower room and conservatory. Outside boasts a large gravelled driveway, garage and delightful rear gardens enjoying a summerhouse!

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)

## West Road, Watton

**£320,000**



A very well presented semi-detached four/five bedroom house situated in the market town of Watton. The property boasts a kitchen/dining room, boot room, garden room, living room, ground floor cloakroom, superb master bedroom with en-suite and walk-in dressing room. Viewing highly recommended.

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)

## Shire Horse Way, Watton

**£325,000**



Extremely well presented modern detached three bedroom house situated in Watton. This fantastic property offers open plan living to ground floor, en-suite shower room, third bedroom currently set up as cinema/gaming room, office/studio/gym, landscaped garden, air conditioning, gas central heating.

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)

Swaffham - 01760 721389

Watton - 01953 883474

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Pingo Road, Watton

£425,000



Very well presented, modern, detached four bedroom house situated on the edge of the Norfolk market town of Watton. The property was built by the much respected Hopkins Homes and offers two reception rooms, kitchen and utility room, en suite shower room, gardens and garage. Viewing highly advised!

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)

Swaffham | Watton

# MEET OUR TEAM...



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HOW MUCH  
**IS MY**  
PROPERTY  
WORTH?



# Present your house for sale by de-cluttering...

Maximise your home's potential and create spacious rooms enticing potential buyers – simply by de-cluttering!

“ De-cluttering allows you to... maximise your space, emotionally prepare you to move, and will allow you to focus your buyers on what is important ”

If you are looking to sell your house, or have had your home on the market for a while now, then you probably want to get the maximum sale price in the quickest time. There are a few things you can't control – but the one thing that is in your control, is the look and feel of the interior and exterior.

While it's worth spending time fixing and cleaning your house before potential buyers come and view, it's also important to de-clutter. This creates spacious rooms and also allows you to decrease and organise your personal items before you move yourself. Of course it's understandable that you don't to want spend money, time and energy on a home you are about to leave, however, a lot of people are looking for a house in which they can move straight into. Maintaining your

property might even save you thousands of pounds; it could even reduce added expenses of living in your home whilst waiting for a sale. And it might even help avoid possible reductions in the asking price.

The main reason in which people move house tends to be because they lack space in their current home. They want a home that is spacious and in which they can grow into. If a potential viewer comes to your home and sees that there is lack of space, then this will turn them away.

De-cluttering allows you to remove any unnecessary items in an untidy or overcrowded place. It will help maximise your space, emotionally prepare you to move, and will allow you to focus your buyers on what is important.





So where should you start?

You need to create a great first impression and focus on the rooms themselves. You will notice that the first things you see in each room are personal items. Where possible you want to create the look of a

them into things you want to keep and things you want to get rid of. You may even find that you have collected a cupboard full of paper work. Get yourself organised! Don't just throw it all away, but file it and go through it thoroughly. This will also make it easier when you move.

De-personalising can also be a great way to de-clutter. Too many personal effects can be distracting to buyers. They want to see a house in which they can make their own memories rather than seeing yours. Again, personal items can be stored away. Remember

“ Where possible you want to create the look of a lifestyle that the potential buyer want. This usually has a ‘show home’ feel, rather than a ‘lived in’ feel. Minimising your things is the quickest way to do this: you want to ensure that potential buyers can do simple things, like, open any doors easily, ensuring that there are no obstacles.

lifestyle that the potential buyer want. This usually has a ‘show home’ feel, rather than a ‘lived in’ feel. Minimising your things is the quickest way to do this: you want to ensure that potential buyers can do simple things, like, open any doors easily, ensuring that there are no obstacles.

So, what do we mean by clutter? There are two types: genuine clutter, and items that you want to keep but don't work for the sale of your property.

Genuine Clutter:

You need to go through the space and sort out each item, categorising

You also want to focus on little things like DVDs, books and trinkets. These items may have some small value so sell them or donate them to charity. Get rid of any old shoes and coats that are lying about in your porch or hallway. You might want to hide away the coats and shoes you do currently wear. Store them in your wardrobe, while you have viewings.

Items that you want to keep but don't work for the sale of your property:

You may want to consider putting some items in storage while you sell your home. Sometimes items are too large or even too small for some spaces and can make the room look odd. If you want to keep these particular items, then store them until you move into your new home.

that this is only a temporary way of living and hopefully it won't be for long! If you find you are keeping more things than you are throwing out, then think about whether or not it's in the right room or do you even need it now?

As previously mentioned, you can attempt to sell some of the things you have acquired over the years. Use sites like eBay, Gumtree and social networking sites to try and sell items. You may want to even hold a house sale for the remaining items that you can't sell. Failing that, why not donate to charity.

The end goal is still the same and it's important to help potential buyers envision your house as theirs. So remember, de-cluttering will make your home more spacious and entice potential buyers!

# Top Tips!



If you are throwing away paperwork, shred anything that is confidential



De-clutter before agents come and take photos of your property. This will help attract more potential viewers online and get that first good impression



Don't spend too long on certain items and don't get distracted. Keep yourself motivated and race against the clock!



Make it fun! Play some music or watch TV while you de-clutter





## Your step-by-step guide to the conveyancing process

Once a sale has been agreed and is in the hands of your solicitor, it will go through the following stages. Sometimes additional work will be needed – for example, if the property is leasehold or is yet to be registered with the Land Registry. It is also important for buyers to discuss the availability of their deposit with their solicitor early in the transaction, and we strongly recommend that you contact your solicitor regularly so that they can keep you fully up-to-date with the progress and the latest timescales.

### Seller's solicitor's steps

- Obtain a copy of the Title Deeds (or office copies if the title is registered)
- Obtain a copy of the Energy Performance Certificate (EPC) (if applicable)
- The seller(s) will return a completed Property Information Form and a Fixtures, Fittings and Contents Form to the solicitors
- Copies of the above documents, plus a draft contract – this is known as an 'Information Pack' – will be sent to the buyer's solicitor
- Answer the buyer's solicitor's additional enquiries (for example, specific questions about fixtures and fittings) and obtain copies of any planning consent documents
- Agree the contract and arrange for the sellers to sign it in readiness of the exchange (below)
- All parties agree completion dates and the contracts are exchanged

### Between exchange and completion

- Obtain redemption figures from the mortgage lender and reply to requisitions on title
- Approve the transfer and arrange for the seller(s) and buyer(s) to sign
- Receive the agent's fee account and seek the seller's consent to settle this out of completion funds

### Completion date

This is the date the ownership of the property passes from the seller to the buyer, and it follows the successful transfer of funds. It's the date that the whole process works towards.

### Upon completion

- Receive completion funds and (only when this has been completed) instruct your estate agent to release the keys to buyers. Redeem mortgage and forward the financial statement. Forward any surplus funds (unless these are being used to fund an onward purchase). Ensure all outstanding bills are paid
- Forward transfer documents and deeds to the buyer's solicitors
- Forward evidence of 'discharge of mortgage' to the buyer's solicitors

## Buyer's solicitor's steps

- Obtain the Information Pack, including a copy of the EPC (if applicable) from the sellers' solicitor and raise any additional queries
- Initiate any specialist searches (for example: a coal search). Submit local, environmental and water searches and a chancel check. This takes about 10 working days in total, and enquiries are then usually raised from the results
- Approve the contract when all enquiries are satisfactory and complete. (At this stage, a mortgage transfer deed will need to be signed and witnessed)
- Receive a mortgage offer and instructions from the lender and deal with any conditions set out by them. Make sure that life cover and buildings insurance is being arranged
- Request the deposit, report back to the buyer, and arrange for the contract to be signed. Place buildings insurance and life cover in force
- All parties agree completion dates and the contracts are exchanged

## Between exchange and completion

- Raise 'requisitions on title' and prepare the draft transfer deed
- Report on title to mortgage lender and obtain funds for completion, including Stamp Duty (if appropriate)
- Prepare accounts, obtain signature to mortgage deed and undertake final Land Registry and Land Charges searches

## Completion date

This is the date the ownership of the property passes from the seller to the buyer, and it follows the successful transfer of funds. It's the date that the whole process works towards.

## Upon Completion

- Forward to the seller's solicitors the balance of funds - it is only then that they can authorise the release of the keys. Receive from the seller's solicitors, the transfer document deeds
- Stamp the Transfer Deed, register the buyer's ownership with the Land Registry and forward the deeds to the lender or client (where appropriate)

**Contract** - The agreement that sets out the main terms that have been agreed - for example: price, address, names, etc. Two copies are drawn up, and each party signs one in readiness for the exchange of contracts.

**Deposit** - The part of the purchase price (usually 10%) which the buyer pays on exchange of contracts.

**Exchange of contracts** - The swapping of signed contracts by the solicitors (together with the buyer's deposit). After this, the contract is binding.

**Energy Performance Certificate** - This contains information on energy use, energy performance, carbon dioxide emissions, and fuel bills.

**Land Registry** - The Government department that records who owns what land, and under what conditions.

**Local Authority Search** - A list of questions that are specific to the property and intended, for example, to discover if there have been any planning applications on the property, if the road to the house is maintained by the council, etc.

**Mortgage Redemption Figure** - The amount required to repay the outstanding capital/ interest of a mortgage.

**Property information form/fixtures, fittings and contents form** - Standard forms about the property that the seller answers for their solicitor (for example: what will be left behind, details of guarantees, etc.)

**Title Deeds** - Legal documents that prove ownership of land/buildings, and the terms on which they are owned.

**Transfer of Title** - The document that passes the ownership from the seller to the buyer.

**Stamp Duty for buy to let investors and second home owners** - An additional tax, paid by the buyer purchasing an additional property that is not their main residence. It includes buy to let landlords and those buying second homes and holiday homes. The higher rates will be 3 percentage points above the current rates of duty shown below.

**Requisition on title** - An enquiry relating to the completion arrangements.

**Seller's Pack** - This comprises a Property Information Form, a Fixtures, Fittings and Contents Form, a copy of the title deeds and the draft contract.

**Stamp Duty** - Currently, the Stamp Duty threshold for residential properties is £250,000. For first-time buyers you can claim a discount and won't pay Stamp Duty up to £425,000 on the purchase price and after that you will pay only 5% between £425,001 to £625,000.

However, how much you pay is also dependent on whether you already own another property or if you're a non-UK resident.



# Moving house?

From meter readings to removal companies, there's so much to remember when moving house. Here's our checklist of what to do and when

**F**irst of all, congratulations on your new home! The excitement has probably now kicked in but moving home can also be one of the most stressful and emotionally draining things you can do. However, careful organisation and planning can help decrease the stress and anxiety of moving. This comprehensive and essential checklist will help you do just that.

## Eight weeks - Research

Ideally, you want to start packing away any non-essential items as early as possible. This includes any items stored away in the loft, garage and shed. If you are not using it, pack it. Looking into your new area is also important, try to do this around eight weeks before you move. You might need to think about transferring your children to different schools and ordering new uniforms too. At this point, ensure you are also documenting all your important information away: that includes contact details, dates, contracts and information regarding your solicitor.

## Six weeks - Removal companies or do it yourself?

Now would be the perfect time to decide on a local removal company. Or if you don't have too much to move, you may want to do it yourself. You could even look into different van hire companies. At this point you've probably started packing away some bits, but if there is anything you decide not to take, then look into selling these items or donating them to charity. This will also give you an idea on the volume of items you have to move.

## Four weeks - Notify utility companies

This would be a good time for you to notify utility companies and inform them about your move to switch over. This includes gas and electricity, council tax, internet, phone rental and TV. You should also consider changing any car insurance, tax, memberships, phone contracts and inform your bank about the move. Now's the time to also arrange a date to have your new house cleaned before you move



“ It will be worth packing a night bag each to help everyone settle in, which means you won't have to rummage through everything to find your toothbrush! ”

in, and start ordering any new furnishings for your new property. Start packing away more items, that being, out of season clothes, books, dvd's and even bulky items, like TV's that aren't used often.

#### Two weeks - Confirm all details

Confirm your move with your removal company or van hire, estate agents and schools. If possible, try to organise someone to look after your pets and children for the day of your move, as this can also be a stressful time for them too. If your removal company doesn't disassemble any furniture or sort out the un-plumbing for the washing machine, then now would be the ideal time to organise these. Remember to also cancel any local services you receive: this could be window cleaners, gardeners and newspaper deliveries. You should now also think about re-registering to vote and getting your post re-directed after your moving date. Continue packing away more furnishings, kitchen appliances and crockery that you won't be using for the next couple of weeks.

#### 24 hours - Final check and walk round

You now have only 24 hours before you move, so double check that everything is packed away and ready for transit. It will be worth packing a night bag each to help everyone settle in, which means you won't have to rummage through everything to find your toothbrush! You may want to create an inventory of your boxes and

furniture to help you keep track of what you have and to help you ensure it doesn't go missing.

#### Moving day

Today is the day! You need to be ready for when your removal company comes. Ensure that you let them know if there are any fragile boxes that need extra care when handling. If you're moving yourself, then pack up your car or van and work out how many trips it may take. Before you leave, also take note of your final meter readings and send these off to your provider. Don't forget to leave your keys for the new owners!

#### You have arrived at your new home!

Give your removal company instructions of which boxes go in which rooms and make sure you are happy with everything that has arrived. Ensure you check for any damage before the movers leave. Read your new utility meters and send your readings of to your supplier. Taking photos of them will also ensure you have the correct reading if you need them again in the future. Unpack your essentials such as bed linen and clean towels. Don't worry about the rest, it isn't going anywhere! Order a takeaway, have a cup of tea and enjoy your first night with your family.

Right, so now you're all moved in, it's time to settle down, unpack and enjoy your new place. Remember, planning is essential to ensure your move runs stress free.

## Checklist

### Eight weeks

- Pack non-essential items
- Research your new area (transfer schools and order new uniform)
- Keep all important documents

### Six weeks

- Decide on a local removal company
- Clear out any unwanted items
- Keep packing

### Four weeks

- Notify utility companies
- Start preparation for your new house
- Keep packing

### Two weeks

- Finalise all details
- Organise pet and child care
- Cancel local services
- Keep packing

### 24 hours

- Check every room and ensure everything is packed
- Pack a night bag so everything is to hand
- Collect your new keys
- Make sure your phone is fully charged so you can get in touch with the estate agents or removal company

### Moving in

- Prepare for the arrival of the removal company and give them directions/your contact details
- Ensure everything is ready to move
- Record meter readings

### On arrival

- Give removal company instructions of what goes where
- Check for any damage before they leave
- Read your new utility meters and send them off to your supplier
- Check if the previous owners have left anything behind
- Unpack essentials
- Order a takeaway and sit back and relax!



Want to treat yourself to a proper removal company for your next move or are you prepared to do it yourself

# Removal company or brave it yourself?

**Y**ou're excited about your new home and location but the process of packing, organising and actually moving all of your items is something no-one really ever looks forward to. Not only that but you also have to contact utility companies, maintain a job, keep your children happy and clean your entire house. You do have super powers, right?

## Removal companies

Unless you live in a small property or flat, it could be worth hiring a professional removal company to help relieve some of the stress on the day. They have many skills and experience and some of the services they can provide include packing and

unpacking, dismantling and assembling furniture, loading your belongings quickly and securely, including those fragile and specialist items. They can even supply you with packing materials.

Hiring a removal company will also allow you the time to collect the keys to your new home. You also won't have to worry about the exhausting physical side of things, that being carrying boxes back and forth. Some services are great if you don't have much time to plan and get these done yourself; however these do often come at a premium and may not be suitable for those on a budget. When choosing a removal company

You also won't have to worry about the exhausting physical side of things, that being carrying boxes back and forth



its key to look at those which have good recommendations and reviews, as you need a company you can rely on. You can use comparison sites, such as [comparemymove.com](http://comparemymove.com) and [reallymoving.com](http://reallymoving.com), to help find you the best deals.

### Getting quotes

You should aim to get at least three quotes from removal companies, preferably from firms which will come out to your property rather than those who just estimate the cost over the phone, as you don't want any nasty charges later on. Plus it will give the company an accurate idea of any restricted areas in your home, if they can park a van or lorry, and how many

items you have. You should also ask for the price to be broken down so you can see just how much you are paying for when it comes to certain aspects like insurance, packing, an hourly rate, mileage and any storage costs.

Once you have found a removal company, it can be useful to send them a briefing sheet that includes information about any items which need to be specially packed, any difficult or large items, plus any carpets and curtains which need moving. Finally, it can also be helpful to send them a floor plan of the new property so they can unload efficiently.

## Top tips for packing

When packing, ensure you don't overload your boxes with heavy items, as these will be difficult to lift and could cause a back injury.

Fill any empty gaps using old newspaper, clothing, socks or even tea towels. This will help secure any items when they are being moved.

Create an inventory and label all your boxes and write the contents on each box with a marker. That way you will know which room each box is to go in. And if you are super organised, you could even colour code each room!

Pack heavier boxes on the bottom. This might seem like common sense but it will ensure that any of your fragile items won't break.

Pack a survival box. These are the things that you will need first and should include paper towels, bin bags, cutlery, the kettle, some mugs, tea, coffee, milk, sugar and finally, some toilet paper!

**YOUR BUYER**  
IS OUT THERE



LET US HELP YOU  
FIND THEM

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Book a FREE property valuation with us today