

PROPERTY MATTERS

Look after your assets

WHEN we are requested to visit and provide opinions on value, we see a wide variety of property, even in a relatively small place like Wiveliscombe or Milverton and the surrounding parishes.

We also see a wide variety of conditions, ranging from nearly derelict to immaculate show homes. The condition of these houses will become much more of an issue during 2006 and 2007 when selling property.

Under new Government legislation, before a house can be put up for sale a Home Sellers Pack will need to be prepared and then made available to any interested applicant.

An important component of this pack will be the Home Condition Report. Quite simply this will put various features of the property into one of three categories, either okay and no attention required, or satisfactory but likely to need attention in the near future, or unsatisfactory and in need of urgent repair.

The idea is that this will help prospective purchasers and make them aware of what they may be letting themselves in for. This will hopefully lead to less misunderstandings, fewer delays and more successful sales, on behalf of the vendors.

So in anticipation of this new Government legislation, owners should begin to think about the condition of their prized asset and keep up-

to-date records of any maintenance carried out.

To underline this point we have recently sold two identical houses in terms of design and layout, location and facilities. However, one was presented very well with neat and tidy gardens, clean gutters and down pipes, serviced boiler, even clean windows, all in all a very tidy home.

There was paperwork to prove all the maintenance had been carried out and the house certainly felt homely and welcoming.

The other identical property however was neglected, in poor decorative condition with tired central heating system with no service contract, dirty gutters and down pipes, overgrown garden and double glazed windows with the seal beginning to go. The house consequently felt cold and empty.

The cherished home achieved six per cent more at completion, following negotiations, than the neglected house. In terms of today's property values this represents a lot of "real" money.

This may seem common sense, however one certainly wouldn't want to try and sell a car without cleaning it up first to make it look as attractive as possible.

It will not be long before we are advertising every house with a "Full Service History"!

We'll keep you advised of the Government's proposed timetable as we go through 2006.

Bishopsgate

VETERINARY SURGEONS

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Mondays to Fridays: 2 pm - 3 pm & 4.30 pm - 6 pm

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ESTATE AGENTS



Huish Champflower

Everybody's ideal, a good village with an excellent view. This bungalow has it all, standing in very good size gardens with 4 bedrooms, 2 receptions and a stunning conservatory enjoying the views. The property offers privacy, has double glazing and central heating.

Guide £395,000

For further details or to view any of these properties. Contact Wiveliscombe office 01984 624055

Ref. WIV100285



Wiveliscombe

A most intriguing spacious cottage located in a tucked away position in the centre of Wiveliscombe. The 3 bedroom accommodation has a large reception room, kitchen, lovely snug with balcony over, which enjoys far-reaching views.

£195,000

For further details or to view any of these properties. Contact Wiveliscombe office 01984 624055

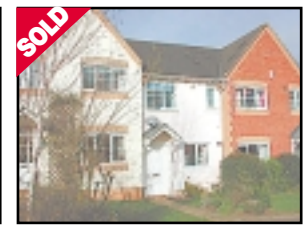
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