

February 2023

NEWSLETTER

OFFICIAL LOCAL NEWSLETTER FROM YOUR LOCAL FAMILY ESTATE AGENT



NEWS INSIDE:

NEWLYWED HOME ESSENTIALS

Home essentials for every newlywed couple

WHATS NEW

Taking a look at the latest New Instructions

GET YOUR HOME SPRING READY

How to decorate with fresh cut flowers

First-time buyer priorities

ARE YOU A FIRST-TIME HOME BUYER?

Being a first-time home buyer can be challenging. But being fully prepared can help guarantee success.

FIRST - Start by knowing your financials inside out and backward. Get pre-approved by a mortgage lender and formulate a budget that will work for you.

SECOND - Take the time to understand your mortgage options fully. Eligibility and payments can vary significantly, you want to find the right mortgage program to fit your circumstances.

LAST - Make informed decisions. Partner with the right estate agent and mortgage broker. They can be a trusted advisor when it comes to making those tough decisions.

When it comes to buying your first home, you get out of it what you put into it. Happy house hunting!!

FEATURED LISTING

BARLEY FIELDS | TEDDINGTON

- Village location
- Views to Rear
- Three/Four Bedroom Family Home
- 23'9 x 11'11 Living Room
- 28'7 (max) Family/Kitchen/Breakfast Room
- Luxury Bathroom (with separate shower)
- Central Heating and Double Glazing
- Central Heating and Double Glazing
- Established Garden, Garage and Good Parking
- Council Tax Band E (Tewkesbury Borough Council)

3/4 BEDS | 1 GARAGE | 1 BATHS

LISTED AT £600,000



HATHERLEY ROAD | CHELTENHAM

- Spacious Bay Fronted Home
- Four Double Bedrooms
- 16'8 Main Bedroom with En-Suite
- 12'2 Study (to work from home)
- 19'6 Living Room (open fireplace)
- Superb 28'1 Kitchen/Dining Room
- Utility Room and Downstairs WC
- Good Size Garden
- Plenty of Parking
- Council Tax Band: F (Cheltenham)

4 BEDS | 3 RECEPTIONS | 2 BATHS

LISTED AT £700,000



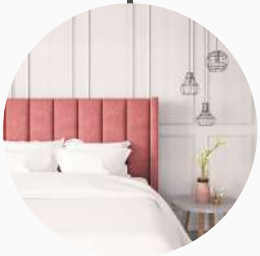
home essentials FOR NEWLYWED COUPLES

Most newly married couples find themselves quite surprised at the number of items that are needed for a comfortable home. Here are a few home essentials for every newlywed couple.



1. ADDITIONAL KITCHEN STORAGE

If both of you love to cook, then you know how chaotic things can get in the kitchen. This is why you want to keep things as tidy as possible and invest in some additional storage. One of the simplest things that you can buy is a spice rack, that will not take up too much space on the counter.



2. A NICE MATTRESS

Know that your bedroom will play a very important role in your life as a couple, and you'd be surprised at the number of marriages that were ruined because of poor sleeping arrangements or habits. This is why you need to invest in a good mattress, but one that is specifically good for couples.



3. SET OF TOOLS

If you bought your home, you have to be ready for things to break down. Or you may want to make some adjustments. In this case, you will need to invest in some tools.

February Home Maintenance

- ✓ Clean your hall floors from over the cold winter months.
- ✓ Stay toasty and save on energy bills by blocking drafty doors with door sweeps & rugs
- ✓ Prolong your mattress's life by rotating or flipping it.
- ✓ Keep your home in top shape and remove those scuff marks & touch up the paint.

SHOPPING FOR YOUR DREAM
HOME THIS

valentine's day?

We would love to help you find your forever home this valentine's day. Let's have a heart-to-heart about your estate agency needs!





Client *Reviews*



Customer feedback is important to us, so that we can provide our clients with the best level of satisfaction, service and their general experience with our company.

Your opinion is invaluable for us to improve customer experience and adjust our service to fit everyone's needs, if any changes are needed.

Please take your time to read our Google and Facebook reviews!



SCAN TO JOIN OUR FACEBOOK
& NOT MISS OUT ON ANY NEW
PROPERTIES



SCAN TO JOIN OUR
INSTAGRAM & NOT MISS OUT
ON ANY NEW PROPERTIES



SCAN TO SEE OUR
GOOGLE REVIEWS



Providing a Five Star Service

Fresh cut flowers **TO GET SPRING READY**

Now is as good a time as ever to start the process of slowly adding spring touches to our interior decor. What better way to decorate for spring than adding fresh-cut flowers? The great thing is, that they can double as Valentine's day decor or gifts!



1

LAYER FLORALS ON OTHER DECOR

Florals mixed in with various other decor items will add another layer to your space that will make it that much more interesting.



2

ADD FLAIR TO YOUR SIDE TABLES

Make your side tables a centrepiece in your room by decorating them with smaller floral arrangements. "Add a couple of decorative vases for beautiful bunches of flowers and scatter them around your various side tables



3

BRIGHTEN YOUR BATHROOM

Flowers can also make a great addition to your bathroom or vanity space. Instead of opting for long-stemmed florals and tall vases, consider cutting your flowers within a few inches of height and putting them in a jar on a vanity tray



Rob Toomey

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Meet Your Agent

Rob is based at our Tewkesbury branch and brings a wealth of knowledge with over 30 years experience within the local property sector where he has become well known for his professional, innovative, and empathetic approach to helping you along your property journey.

O'Connell
PROPERTY AGENTS

LOCAL EVENTS

February

4-26 CHELTENHAM OBSERVATION WHEEL

The Cheltenham Observation Wheel is returning to Imperial Gardens for three weeks in February.

This is your chance to enjoy bird's-eye views over Regency Cheltenham.

The wheel, operated by de Koning Leisure and hosted by Cheltenham BID, will operate daily 4 - 26 February, with extended opening times at weekends, and throughout the half-term holiday.

To celebrate the launch day of Cheltenham Observation Wheel, Chase and Marshall from PAW Patrol will be making personal appearances in Imperial Gardens on Saturday 4 February at intervals between 12.15pm and 4.30pm, with opportunities to take photos!

Paddington will also be making personal appearances on Saturday 18 February at intervals from 12.15pm.

An unmissable treat for PAW Patrol and Paddington fans! Don't forget to bring your camera.

10 LAMBING & KIDDING AT ADAM HENSON'S COTSWOLD FARM PARK

It's a must-see for anyone who loves animals and the wonder of new life. (From February 10th, when the park reopens, entry 9.30am - 4.30pm)

You'll be able to see live births up close and personal, as well as enjoy talks from the Farm Park's team of experts about all things lambing.



Family Time!



Sweet Potato Oats Waffles

These better-for-you waffles are made with mashed sweet potatoes, rolled oats, almond milk, and eggs, but they taste so decadent you almost won't be able to believe it.

INGREDIENTS TO MAKE THE RECIPE

- **Sweet Potato:** Sweet potatoes are a great healthier alternative to regular potatoes as they contain more vitamins and minerals. Peel them before boiling until tender and then you can incorporate with the rest of the ingredients.
- **Oats:** Oats help to absorb excess moisture. Rolled oats are best as they add a slightly chewy texture, but quick oats can also be used.
- **Flour:** Use all-purpose flour, or a 1:1 GF flour to make these gluten-free.
- **Almond Milk:** To keep these waffles dairy-free we use unsweetened almond milk. Other plant based milks like oat or soy will also work well, or use dairy milk if you prefer.
- **Eggs:** To bind the ingredients together. Use flax eggs to make this breakfast vegan.
- **Baking powder:** This is mixed into to help the sweet potato waffles become light and fluffy.
- **Seasonings:** Cinnamon, salt and orange zest.

HOW TO MAKE SWEET POTATO WAFFLES

1. After you cook the sweet potato, transfer it to a food processor and add the remaining ingredients.
2. Blend it until the sweet potato is completely combined. Then the batter is ready for the waffle machine!
3. Pour some of the batter into your preheated waffle iron.
4. You want to cook until the outsides of the waffles are golden and cooked through, but try to set the waffle machine and leave it alone for at least a few minutes before checking on it.





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