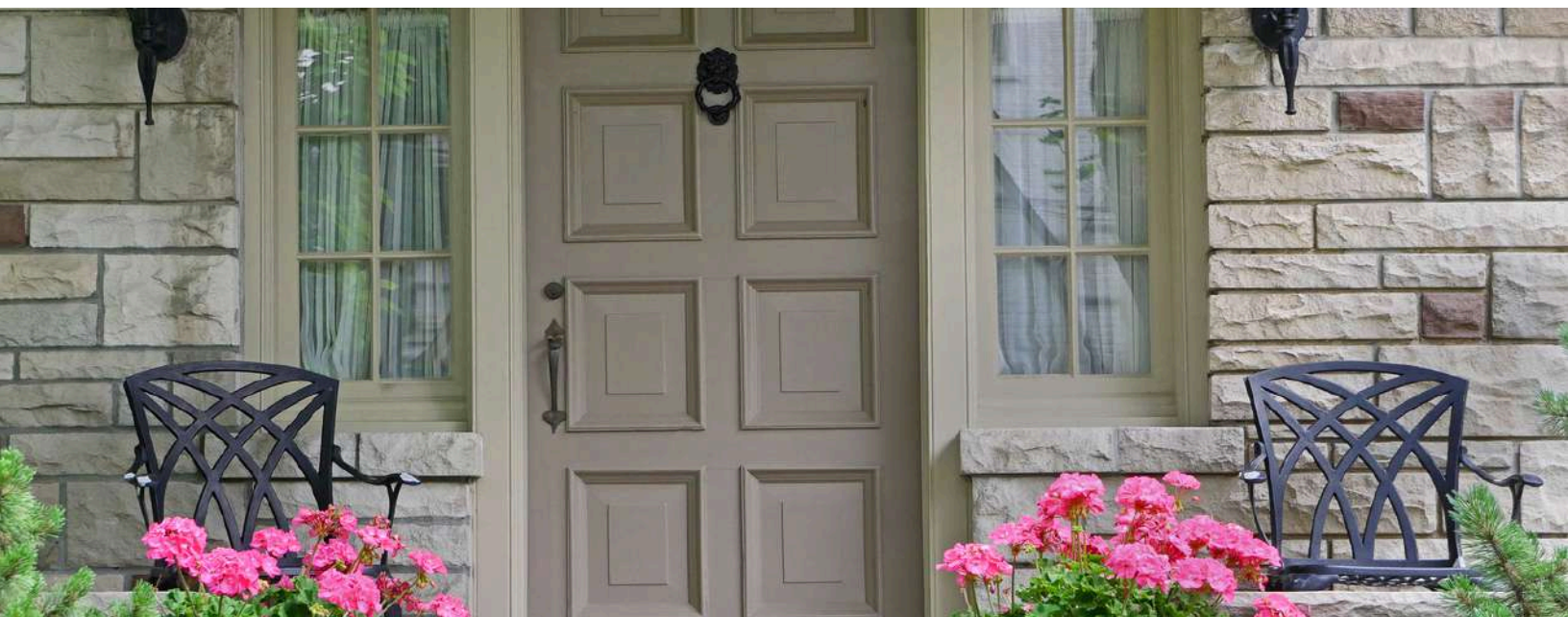


# January 2025 NEWSLETTER

OFFICIAL LOCAL NEWSLETTER FROM YOUR LOCAL ESTATE AGENT



## NEWS INSIDE:

### NEW YEAR'S RESOLUTIONS

To help run your home smoothly in 2025

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### HOME DECOR TRENDS

What are the top tips on decor.

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### TOP TIPS FOR FIRST TIME BUYERS

Helpful tips for before you buy your first home

## Why you should sell now!

NOW IS THE PERFECT TIME TO START SELLING

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Happy new year, we hope your holiday season was filled with joy and laughter, and they continue through the new year!

New data suggests January is fast becoming the best month to sell your home - here is why. Many homeowners make selling a property their new year's resolution as they seek a fresh start. The market will be waking up from its festive lull this month, making it a great time to sell due to pent-up demand.

Launching a property now will mean beating the spring rush; traditionally a season when many choose to put their house onto the open market. Selling in a period of high demand but low supply, can often mean that you are one of few, standing out from the crowd and with less risk of getting lost in a market overload later in the year.



# *Time to make some* **NEW YEAR'S RESOLUTIONS**

It's a new year! With the start of a new year comes new promises and resolutions. Here are some new year's resolutions to help make your home run smoothly in 2025!

- 1. CUT DOWN YOUR ENERGY**  
Going green could be a great way to make this year truly remarkable. Learn to properly recycle, and remember to turn off lights while you're not using them. This way, you'll cut down your bills significantly.
- 2. KEEP YOUR HOUSE CLEAN**  
Coming up with a solid plan to keep your house clean could be the best thing you did this year. Devise a daily, weekly as well as monthly plan to keep your entire house clean.
- 3. OUT WITH THE OLD!**  
Purge some of the things you don't need. The important part of this step is to be methodical. Start with one room at a time. The process will take a little longer, but it will be much more manageable.
- 4. TACKLE HOME PROJECTS**  
Have you been putting off projects in your home? Now is the perfect time to start! Fix that broken sink, replace the batteries in the smoke detectors, silence the squeaky floors, etc. You'll thank me later.

## *January* **Home** **Maintenance**

- ✓ Consider upgrades to improve your landscape design in Spring
- ✓ While it's cold outside take advantage and clean & organize your cupboards
- ✓ Protect pipes from freezing and take preventative measures
- ✓ Carve out time and give your kitchen cabinets and hardware a good wipe down



*hello 2025*  
**Wishing You A  
Happy New Year!**

As 2024 ends we thank you for your support. We look forward to serving all of your buying and selling needs in the new year! We are here to help you every step of the way.

“LET'S MAKE 2025  
A GREAT YEAR!”





◦ Featured Listings ◦

## Brookfield Road, Gloucester

Asking Price  
£425,000



- Detached Family Home
- Three Bedrooms
- 15'5 Living Room
- Open Plan Kitchen/Breakfast/Dining Room
- Ground Floor Shower and Toilet
- Bathroom with Over Bath Shower
- Garden to Three Sides
- Garage (Electric Door)
- EPC Rating D63 (Potential C76)
- Council Tax Band D (Tewkesbury Borough Council)

## Arlington Road, Tewkesbury

Offers Over  
£270,000



- End Terrace House
- No Onward Chain
- Three Bedrooms
- En-suite plus Main Bathroom (over-bath shower)
- 15' (max) Living Room
- 15' Kitchen/Dining Room (doors to garden)
- Parking and 16' Garage
- Enclosed Rear Garden
- EPC Rating C77 (Potential B89)
- Council Tax Band C (Tewkesbury Borough Council)

# 4 Top Tips for FIRST-TIME HOMEBUYERS



1

**DON'T BE AFRAID TO ASK QUESTIONS**  
Some of your questions will be answered later, for instance, which fixtures and fittings are included, but if these details are material to your decision, ask them upfront. It's a good idea to have a list of questions to ask because it's easy to forget.

2

**THINK ABOUT WHERE YOU WANT TO LIVE**  
Find out as much about the area you are looking in as you can. This can save you a lot of time going to viewings for properties that turn out to be too far from transport, too close to the main road or outside the catchment area of a particular school.

3

**WHICH HOME FEATURES DO YOU WANT?**  
When buying your home you deserve to have that purchase fit both your needs and wants as closely as possible. Think about your basic desires, like size and neighborhood, all the way down to smaller details like bathroom layout

4

**WHAT HOME WILL BEST FIT YOUR NEEDS?**  
You have a number of options when purchasing your home. Each option has its pros and cons, so you need to decide which type of property will help you reach those goals.



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



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



# Recipe of the month

## EASY CHOCOLATE CAKE

**EASY CHOCOLATE CAKE RECIPE IS PERFECT FOR BIRTHDAYS. IT'S SO MOIST AND FUDGY AND WILL KEEP WELL FOR 4-5 DAYS.**



**PREPARATION TIME**  
LESS THAN 30 MINS

**COOKING TIME**  
30 MINS TO 1 HOUR

**SERVES**  
SERVES 12

**DIETARY**  
VEGETARIAN

### Ingredients

For the cake

- 225g/8oz plain flour
- 350g/12½oz caster sugar
- 85g/3oz cocoa powder
- 1½ tsp baking powder
- 1½ tsp bicarbonate of soda
- 2 free-range eggs
- 250ml/9fl oz milk
- 125ml/4½fl oz vegetable oil
- 2 tsp vanilla extract
- 250ml/9fl oz boiling water

For the chocolate ganache

- 200g/7oz plain chocolate
- 200ml/7fl oz double cream

- Preheat the oven to 180C/160C Fan/Gas 4. Grease and line two 20cm/8in sandwich tins.
- For the cake, place all of the cake ingredients, except the boiling water, into a large mixing bowl. Using a wooden spoon, or electric whisk, beat the mixture until smooth and well combined.
- Add the boiling water to the mixture, a little at a time, until smooth. (The cake mixture will now be very liquid.)
- Divide the cake batter between the sandwich tins and bake in the oven for 25–35 minutes, or until the top is firm to the touch and a skewer inserted into the centre of the cake comes out clean.
- Remove the cakes from the oven and allow to cool completely, still in their tins, before icing.
- For the chocolate icing, heat the chocolate and cream in a saucepan over a low heat until the chocolate melts. Remove the pan from the heat and whisk the mixture until smooth, glossy and thickened. Set aside to cool for 1–2 hours, or until thick enough to spread over the cake.
- To assemble the cake, run a round-bladed knife around the inside of the cake tins to loosen the cakes. Carefully remove the cakes from the tins.
- Spread a little chocolate icing over the top of one of the chocolate cakes, then carefully top with the other cake.
- Transfer the cake to a serving plate and ice the cake all over with the chocolate icing, using a palette knife.

# HOME DECOR TRENDS



## 01.

### USE EARTH TONES IN YOUR HOME

Earth tones and warm neutrals are making a huge comeback in 2024 & that trend will continue to grow in popularity this Spring. The nice thing about this trend is that earth tones work with every style of decor.



## 02.

### TEXTURED FABRICS AND TEXTILES

For an easy autumn facelift, simply swap out your lighter-weight throws, bedding, rugs, and pillows for thicker, heavier versions, such as chunky cotton and wool throws. To instantly make your home feel cozier.



## 03.

### MIXING VINTAGE AND MODERN

Another decorating trend you'll see is the incorporation of vintage pieces, within an otherwise modern space. Vintage rugs are a great way to bring a touch of visual interest to a space.





## Meet Your Agent



**Rob Toomey**

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01684 367 000

Rob began working in Estate agency way back in 1989 and during this time he has worked predominantly with Independent, family run agencies and has also co-owned his own agency. Throughout his career Rob has worked within sales and lettings in the Cheltenham area, covering the surrounding towns and villages throughout the countryside of Gloucestershire and The Cotswolds, plus Worcestershire, Oxfordshire and Wiltshire.

Rob is based at our Tewkesbury branch and brings a wealth of knowledge and 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.

Rob was brought up in Worcestershire and now lives in Cheltenham with his wife, 2 children and 2 cocker spaniels.

When he isn't working hard for his clients, Rob is a keen walker of the local hills, runner (preferably on flatter ground these days) and general rugby enthusiast, having helped coach his son's team up until the recent transition to colts, now happy to spectate from the side-lines, he is also a season ticket holder at Gloucester Rugby.



*We give a Five Star Service Every Time*

# Your Local Family Agent

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