



The Austin's Angle



A Demand for Housing

We are almost halfway through the year, only a month to go and the office is buzzing with both sales, new instructions and rentals. However, according to the NAEA/PropertyMark monthly report (surveys collected from agents all over the country). For April, it states that new prospective house-buyers increased in April, yet the available homes to buy fell proving that there is still a demand for properties in all price ranges and making this recent survey a seller's market. This is not so good for first time buyers though, as they will come up with tough competition from other house buyers and lesser properties to buy. It has also been reported that the % of sales agreed to first time buyers, has in the last four years slightly decreased each year.

So maybe now is the time to think about having that extra bedroom or maybe deciding that you don't want that extra bedroom to clean and have your home valued, ready for when you make that decision.



The Austins Team

RILEYS HOT STUFF!



WELL WHAT A MONTH WE HAVE HAD WITH ALL THIS LOVELY WEATHER FOR HUMANS, BUT NOT SO GOOD FOR OUR FURRY FRIENDS. THANKFULLY I DECIDED TO HAVE RILEY WASHED AND CUT AT THE END OF APRIL, (AS HE REALLY NEEDED TO BE DONE). HE CAME OUT LOOKING LIKE A COMPLETELY DIFFERENT DOG AND SOO SLIM! AS THE WEATHER WAS SO HOT, WE CHANGED OUR ROUTINE AND HIS MAIN WALKS WAS IN THE EARLY MORNING AND LATER AT NIGHT. I AM ALWAYS AMAZED THAT WITH SOME HUMANS, WITH WEATHER SO HOT THEIR APPETITE DECREASES, NOT WITH DOGGIES. HE CAME INTO WORK MORE THAN USUAL THIS MONTH (MAY), AS I HAD TO DO A FEW EXTRA HOURS, HE HAS BECOME VERY POPULAR WITH OUR CLIENTS, WHO VISIT US EVEN TO THE POINT OF ONE OF OUR REGULARS IS NOW BRINGING HIM A TREAT! NOT TO FORGET TO MENTION OUR POSTIE, HE LOVES HAVING A LITTLE PLAY AND PAT.

RILEY IS A GREAT STRESS BUSTER, IF THERE IS AN ISSUE IN THE OFFICE HE IS VERY HAPPY TO HAVE A CUDDLE AND A LITTLE PLAY. THIS



BRINGS EVERYONE BACK TO A HAPPIER MOOD.

PUZZLE TIME!

Found in the Home

T	C	T	H	R	O	W	R	U	G	N	E	V	O
A	L	D	S	R	V	E	G	A	R	A	G	P	M
B	O	O	O	O	V	O	R	C	B	L	R	A	I
L	S	Y	D	U	T	S	K	E	O	S	R	R	C
E	E	F	T	H	N	A	Y	L	E	W	E	T	R
S	T	O	S	S	Y	R	G	L	K	R	R	S	O
S	S	I	G	K	T	O	S	A	R	Y	U	A	W
L	N	S	U	N	R	E	Y	R	D	B	T	T	A
K	C	E	A	I	H	O	U	S	E	R	I	R	V
L	A	P	R	A	R	U	G	S	T	S	N	P	E
A	R	E	W	S	T	O	V	E	C	S	R	U	S
M	P	R	M	O	O	R	Y	R	D	N	U	A	L
P	E	M	R	E	H	S	A	W	S	Y	F	S	C
S	T	F	A	M	I	L	Y	R	O	O	M	V	S

- SINK
- PANTRY
- STOVE
- OVEN
- THROWRUG
- FAMILYROOM
- GARAGE
- FURNITURE
- MICROWAVE
- WASHER
- HOUSE
- CELLAR
- RUGS
- LAUNDRYROOM
- DRYER
- TABLES
- CLOSETS
- STUDY
- CARPET
- LAMPS

OUR JUNE COMPETITION COMING SOON!



As we enter the month of June, this can mean only one thing Father's Day! To celebrate that someone special, we will be launching our upcoming competition very soon to WIN a lovely beer & chocolate gift set! Visit our Facebook page to find out more details. For your chance to win, simply like the competition post and tag or name your special someone, in the comments! T&C's apply. Good Luck!

A DAY IN THE LIFE OF WENDY...

MY ROLE IN ACCOUNTS IS TO ENSURE THAT ALL RENTS ARE PAID IN FULL, ARE ON TIME AND CREDITED TO THE LANDLORDS OF THE PROPERTIES. I ALSO ENSURE THAT OUR CONTRACTORS ARE PAID FOR ANY MAINTENANCE OR REPAIRS. THE START OF A NEW MONTH IS A VERY BUSY TIME FOR ME, I WORK PART TIME AND IT'S ALWAYS INTERESTING TO CATCH UP WITH MY COLLEAGUES, AS PLENTY HAPPENS ON THE PROPERTY MARKET IN A FEW DAYS!



If you would like a free market appraisal For Sales or Rentals, please contact our office on

01902 244200 today!

AWAY FROM HOME WITH AUSTINS



Boys and their toys...

On Saturday 19th May our Lettings Manager James decided he wanted a newer car, now most of us would troll round the various car showrooms both new and second hand, well not James. He got up very early on the 19th and once fed and watered, he was collected by his mates and was taken to Birmingham Airport, for a flight to Belfast at 8:30am. Arriving in Belfast and glad to be able to stretch his legs, he took a taxi and was driven through Bangor enjoying the view along the way and taken to the home of his new car. Having had a test drive and doing the deed he then proceeded to drive to Larne Port catching a ferry arriving in Cairryan Port, Scotland. Some four hours later and having been subjected to watching the Royal wedding. He then drove the long distance through Scotland, Lake District and arrived home around 10.00pm. After parking his new toy on the drive, he then went out with the boys!

Recipe of the Month is supplied from Rachel, our marketing lady!

VANILLA CUPCAKES!



Ingredients: 10g/4oz butter or margarine, softened at room temperature, 110g/4oz caster sugar, 2 free range eggs, 1 tsp vanilla extract, 110g/4oz self-raising flour and 1-2 tbsp milk. **Buttercream icing:** 140g/5oz butter softened, 280g/10oz icing sugar, ½ tbsp. milk, food colouring drops.

Method: 1) Pre heat the oven to 180C/350F/Gas 4 & line a 12 hole muffin tray ready. Start by creaming the butter and sugar together in a bowl until its pale. **2)** Beat the eggs, little by little and add the vanilla extract. Fold in the flour with a large metal spoon, add a little milk until the mixture is of a dropping consistency. **3)** Spoon the mixture into the cases, until they are half full. Bake for 10/15 minutes, use a fork to test the cake and make sure it comes out clean. Leave to cool for 10 minutes, remove from the tin and cool on a wire rack. **4)** For the buttercream, beat the butter until soft, add half the icing sugar and beat till smooth. Add remaining icing sugar, with 1 tbsp of milk. Making the mixture smooth & creamy. Add food colouring and mix well. Spoon icing into a piping bag, with a star nozzle & pipe the icing in a swirling motion!