

DECIDE YOUR NEXT MOVE, BUY YOUR DREAM HOME & PLAN FOR YOUR FUTURE

Welcome to Pardoes Solicitors

We understand that life can be unpredictable and it's best to be prepared for any challenge that might lie ahead. That's why we're here to help you plan and manage key decisions – whether you are looking to purchase or sell a property, remortgage or make changes to your current equity.

We're proud to work at the heart of our community, offering guidance and support whenever and wherever it is most needed. If we can help you, a family member or friend, please contact our team at your local Pardoes office in Bridgwater, Taunton and Yeovil or visit us online at pardoes.co.uk

WE CAN HELP...

Is moving on your mind Buying & Selling property

Buying/Selling your home is probably one of the biggest financial decisions you will make. We understand that whilst exciting, Buying/Selling a property can also be daunting, which is why at Pardoes we aim to make the process as stress free as possible.

We recognise that once you have made a decision to either Buy/Sell your property you want to be able to complete as soon as possible. We will keep you regularly updated via our unique cloud-based system My Legal Space, as well as by telephone, meetings and emails to ensure your transaction progresses as swiftly as possible.

We can help you:

- Provide a free, personalised, no obligation quote
- Liaise with estate agents, brokers and lenders
- Prepare and advise on enquiries relating to the property

Choosing to remain in your current property Remortgaging property

Remortgaging is when you move from one mortgage deal to another, either choosing to remain with the same lender or move to a new one.

Choosing to stay in your current home and make improvements can be a cost effective way of getting the house of your dreams.

At Pardoes we can help you to Remortgage your property allowing you to take advantage of the best rates and products on the market.

We can help you:

- Check the title of your property
- Repay your current mortgage
- Set up your new mortgage
- Register your new property at HM Land Registry

“The service and team were excellent; very efficient, professional, and did everything they could to progress and resolve our matter.”

Altering the owners of the property Transfer of Equity

A Transfer of Equity is when a jointly owned property is transferred to a single owner, or when a single owner adds one or more people to the ownership of the property.

You may choose to enter into a Transfer of Equity if you have recently married or divorced, want to alter the percentage shared owned by each owner or for tax planning purposes.

We can provide clear, sound advice and assist you with any transaction involving a person being removed or added from the legal title of the property.

We can help you:

- Review the current title of the property
- Draft a Transfer of Equity deed
- Complete the Stamp Duty Land Tax return
- Register the property in the names of the new owners at HM Land Registry

Releasing value from your home Equity Release

Equity Release is a lifetime mortgage which will provide you with either a lump sum of capital or a monthly income from your home, without having to sell it.

You could choose to release equity in your property for a number of reasons including to allow for a retirement fund, purchase a second home, help pay for home improvements, repay current mortgages or make gifts to family members.

Our experienced solicitors have the expertise and experience to provide you with guidance on this niche area of legal work.

We can help you:

- Check and explain your lifetime mortgage offer
- Provide all of the requisite information to your lender
- Check the Lifetime Mortgage has been correctly registered and report to you