

## WELLY WALK! NEXT PHASE

### SATURDAY 26<sup>TH</sup> APRIL 11AM – 2PM

**105%**  
HOME EXCHANGE  
AVAILABLE  
ON SELECTED PLOTS



Current Availability 14.04.25



Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
96	Rosemary	4- bedroom detached house with a single garage and 2 parking spaces	£414,995	Summer 2025	A
97	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	RESERVED	RESERVED	A
98	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	£409,995	Summer 2025	A
100	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	RESERVED	RESERVED	A
101	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	£419,995	Summer 2025	A
102	Bailey	2-bedroom semi-detached house with 2 parking spaces	£234,995	Autumn 2025	A
103	Daisy	2-bedroom detached bungalow with a single garage and 1 parking space	£319,995	Autumn 2025	A
104	Daisy	2-bedroom detached bungalow with a single garage and 3 parking spaces	£329,995	Autumn 2025	A
109	Clover	3-bedroom semi-detached house with 2 parking spaces	£299,995	Autumn 2025	B

Our Sales & Marketing Suite is open Thursday – Monday 10am – 5pm

Please contact our Sales Executive Karen on 01579 381 771

Meadowbrook, Callington, Cornwall, PL17 7LG

When Sales Executive is not available, please contact Bradleys Estate Agents on 01579 382 999.

### HOME EXCHANGE AVAILABLE

We will buy your home so you can reserve a Baker Estates home, eliminating the worry that your chain may fall through, as you know that you have a guaranteed buyer.

### ASSISTED MOVE AVAILABLE

Assisted Move will make your next move, easier and less stressful by letting us do all the hard work for you. We have experienced sales teams and connections throughout the UK, who are on hand to help you sell your existing home as efficiently as possible. We will manage the entire process for you from arranging the valuations to managing the sale once we have found you a buyer.

### LIFETIME MORTGAGE

If you are aged 55 or over, you could be eligible for a Lifetime Mortgage (also known as Equity Release), which is a mortgage secured against your home. The interest rate you take out is fixed for the lifetime of the loan and the interest is added to the mortgage each month, meaning no monthly payments are required!

### DEPOSIT UNLOCK

Deposit Unlock is a scheme that enables you to buy a new build home with just a 5% deposit, and is available on new build properties up to £833,250.\* The scheme is available to both first-time buyers and home movers and there is no upper limit on your household income.

### KEY WORKER PACKAGE AVAILABLE

Baker Estates is pleased to offer employees of the NHS a selection of extras to help personalise their new home. Offering flooring throughout, wardrobe to master bedroom and dishwasher. Speak to our team to find out more.

#### Management Company

Estimated annual management company charge per plot £250 per annum, to cover the cost of landscaping and hard surface maintenance to ensure the development is well presented. NB This cost may vary please ask for further details.

#### NHBC Warranty

All of our homes come with a 10 year NHBC warranty. More information can be found on the NHBC website <http://www.nhbc.co.uk/Warrantiesandcover/Homeowners/>

#### Consumer Code

The Consumer Code and Home Builder good practise guidelines for an improved customer journey can be found online [www.consumercode.co.uk](http://www.consumercode.co.uk)

#### Build Completion Dates

Autumn	-	September/October/November	Winter	-	December/January/February
Spring	-	March/April/May	Summer	-	June/July/August