

SAVE THE DATE! OPEN EVENT HOME 65
THE PRIMROSE | 3-BEDROOM BUNGALOW
SATURDAY 8TH FEBRUARY 11-3PM

STAMP DUTY CHANGES : ACT NOW AND SAVE UP TO £2,500 ON STAMP DUTY BY COMPLETING BY 31ST MARCH / SELECTED PLOTS ONLY ☆

Current Availability 20.01.25

Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
54	Primrose	3-bedroom detached bungalow with double garage and 2 parking spaces	£569,995	Early Winter 2025	A
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58	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	RESERVED	RESERVED	A
60 ★	Primrose	3-bedroom detached bungalow with double garage and 2 parking spaces	£539,995	Ready Now	B
65 ★	Primrose	3-bedroom detached bungalow with double garage and 2 parking spaces	£529,995	Ready Now	A
67	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	£479,995	Early Winter 2025	A
68	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	£484,995	Early Winter 2025	A
70 ★	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	£479,995	Ready Now	A
71	Daisy	2-bedroom detached bungalow with a single garage and 2 parking spaces	RESERVED	RESERVED	A
74 ★	Primrose	3-bedroom detached bungalow with double garage and 2 parking spaces	£549,995	Ready Now	A
75	Holly	3-bedroom detached chalet bungalow with a single garage and 1 parking space	RESERVED	RESERVED	A

For more information on our homes at Estuary View

Please contact our Sales Executive Meredith on 01237 751 080 or email estuaryview@bakerestatesltd.co.uk

Open Thursday – Monday, 10am – 5pm

When closed, please call Webbers in Bideford on 01237 472344

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.

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.

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 £280 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 practice guidelines for an improved customer journey can be found online www.consumercode.co.uk

Build Completion Dates

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