

FEATURE PROPERTY! HOME 309
THE ROWAN | 4-BEDROOM DETACHED HOME
RESERVE BY 28TH FEBRUARY AND WE'LL PAY STAMP DUTY TO THE
VALUE OF £17,499.

105% Home Exchange Available

Current Availability 17.02.25



| Home | Style | Description | Price | Estimated Completion Date | Estimated EPC Rating |
|------|--------|---|----------|---------------------------|----------------------|
| 285 | Violet | 5-bedroom detached house set over 3 floors with a double garage and 2 parking spaces INCLUDES FLOORING | £599,995 | Ready Now | B |
| 292 | Lilac | 5-bedroom detached house with an integrated double garage and 2 parking spaces | £699,995 | Spring 2025 | B |
| 309 | Rowan | 4-bedroom detached house with a double garage and 2 parking spaces INCLUDES FLOORING & LIGHT FITTINGS | £599,995 | Ready Now | B |
| 310 | Rowan | 4-bedroom detached house with a double garage and 2 parking spaces INCLUDES FLOORING | £599,995 | Ready Now | B |

Please contact our Sales Executive Paul & Trisha on 01404 819 544
Our Sales & Marketing Suite is now open from Thursday – Monday – Booked appointments available
haynefarm@bakerestatesltd.co.uk Hayne Farm, Honiton, Devon, EX14 3PD
When closed, please contact Greenslade Taylor Hunt in Honiton on 01404 46222.

105% HOME EXCHANGE AVAILABLE

Receive 105% of the value of your home with our Home Exchange scheme. Eliminate the worry that your chain may fall through, as you know that you have a guaranteed buyer. No delays, no chains and stress-free!

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.

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.

Management Company

Estimated annual management company charge per plot £344.00 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

Build Completion Dates

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