

105% Home Exchange  
Available

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and save £5,000  
on your new home

## FEATURE HOME

### HOME 168 | THE HOLLY: £399,995

Reserve this home by 31<sup>st</sup> December and receive a £5,000 discount and flooring throughout!

T&C's Apply

Current Availability 17.12.24					
Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
98	Daisy	2-bedroom detached bungalow with a single garage and 2 parking spaces	RESERVED	RESERVED	A
99	Daisy	2-bedroom detached bungalow with a single garage and 2 parking spaces <b>LAST ONE – HURRY!</b>	£349,995	Early 2025	A
104	Primrose	3-bedroom detached bungalow with a single garage and 3 parking spaces <b>INCLUDES FLOORING THROUGHOUT</b>	£474,995	Ready Now	A
168	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces <b>INCLUDES FLOORING THROUGHOUT</b>	£399,995	Ready Now	A
169	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	£409,995	Ready Now	A
208	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	£399,995	Early Winter 2024	A
209	Holly	3-bedroom detached chalet bungalow with a single garage and 1 parking space	£379,995	Early Winter 2024	B
210	Holly	3-bedroom detached chalet bungalow with a single garage and 1 parking space	RESERVED	RESERVED	A
211	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£514,995	Early Winter 2024	B
218	Holly	3-bedroom detached chalet bungalow with a single garage and 1 parking space	£374,995	Ready Now	B
219	Holly	3-bedroom detached chalet bungalow with a single garage and 1 parking space	RESERVED	RESERVED	A
220	Holly	3-bedroom detached chalet bungalow with a single garage and 1 parking space	£389,995	Early Winter 2024	A
<p>Our opening hours during the festive season: Open: 23rd December Closed: 24th - 27th December Open: 28th - 30th December Closed: 31st December &amp; 1st January Business open as usual from the 2nd of January 2025</p>			<p>Please call our Sales Executive Chris on 01769 571 351 Our Sales &amp; Marketing Suite is open From Thursday - Monday 10am-5pm   Bee Meadow, South Molton, EX36 3AZ Email: beemeadow@bakerestatesltd.co.uk When closed, please call Webbers in South Molton on 01769 573 181</p>		

## 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 DISCOUNT 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

Annual estimated management company charge per plot £200 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 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](http://www.consumercode.co.uk)

## Build Completion Dates

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

Please call our Sales Executive Chris on 01769 571 351

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