

105% Home Exchange  
Available

## FEATURE PROPERTY! HOME 168

### THE HOLLY | 3-BEDROOM DETACHED CHALET BUNGALOW

### WAS £409,995 NOW £399,995

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

Current Availability 20.01.2025

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	Ready Now	A
209 ★	Holly	3-bedroom detached chalet bungalow with a single garage and 1 parking space	£379,995	Ready Now	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	Ready Now	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 2 parking spaces	£389,995	Ready Now	A

Please call our Sales Executive Chris on 01769 571 351

Our Sales & Marketing Suite is open From Thursday - Monday 10am-5pm | Bee Meadow, South Molton, EX36 3AZ

Email: [beemeadow@bakerestatesltd.co.uk](mailto:beemeadow@bakerestatesltd.co.uk)

When closed, please call Webbers in South Molton on 01769 573 181

## 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