

**Reserve Plot 29 The Hollyhock in January and we will pay your Stamp Duty\***

Current availability 18.01.2019				
Home	Style	Description	Price	Estimated Completion Date
29	The Hollyhock	3 bedroom chalet bungalow with garage	£315,950	Early 2019
34	The Hollyhock	3 bedroom chalet bungalow with garage	£329,950	Spring 2019
39	The Hollyhock	3 bedroom chalet bungalow with garage	£324,950	Spring 2019
40	The Hollyhock	3 bedroom chalet bungalow with garage	£324,950	Spring 2019
41	The Daisy	2 bedroom bungalow	£269,950	Spring 2019
46	The Daisy	2 bedroom bungalow	£269,950	Summer 2019
55	The Bluebell	3 bedroom semi detached house	£264,950	Autumn 2019

Reserved Plots - 25, 32, 33, 35, 36, 37, 44, 48, 51, 52, 53, 54, 56

Sold Plots - 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 30, 31, 43

Please contact Charlotte and Ally on 01769 571 351  
or visit the Sales Office at Bee Meadow, North Road, South Molton EX36 3RA  
Open daily 11am-5pm - appointment recommended  
beemeadow@bakerestatesltd.co.uk  
bakerestatesltd.co.uk

\*Offer on plot 29 is single property stamp duty only.

#### BE Move\*

- **STEP ONE** – Choose which of the homes at Bee Meadow will suit your needs
- **STEP TWO** – We will arrange for your home to be valued by local estates, confirm eligibility and agree a marketing price with you
- **STEP THREE** – We will instruct the local estate agents on your behalf and liaise with them throughout the sale of your home
- **STEP FOUR** - Then all that's left for you to do is enjoy moving into your new home

BE Move is available on selected homes only. Your chosen new home will be held for 4 weeks, on payment of the reservation fee. Any extension to this period will be solely at Baker Estates' discretion.

#### Help to Buy – Need a boost to your Deposit? \*\*

First and next time homebuyers could be eligible for this fantastic Government scheme.

- You will need a minimum 5% deposit
- The government will lend you up to maximum 20% of the value of your property through an equity loan, which can be repaid at any time or on the sale of your home
- You will only need to secure up to a 75% mortgage from a bank or building society
- Maximum home purchase of £600,000
- Depending upon build completion dates, your reservation submission may need to be delayed to comply with the Help to Buy Guidelines.

\*\*Subject to eligibility & terms and conditions please visit [www.helptobuysw.org.uk](http://www.helptobuysw.org.uk)

#### 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.

#### Brochure Amendment

- Home 6 entrance door will be built flush with the front of the building and not a stepped entrance
- 3 bedroom chalet bungalows – The Hollyhock will now feature two Velux style windows to the main bathroom
- There will be no visitor parking spaces at Bee Meadow. The spaces are available to purchase, speak to the Sales Executives for prices and availability
- Homes 8, 9, 13, 35, 36, 39, 40, 45, 47, 49 and 50 boiler positioned in first floor store.
- Homes 15, 18, 26, 29, 31, 34 and 42 boiler positioned in the garage.

#### 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

Baker Estates Ltd, Green Tree House, Silverhills Road, Decoy Industrial Estate, Newton Abbot TQ12 5LZ  
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