

**Reserve Plot 20 The Maple in January and
we will pay your Stamp Duty***

Current availability 17.01.2019				
Home	Style	Description	Price	Estimated Completion Date
1	The Birch	4 bedroom detached house with garage	£359,950	Spring 2019
3	The Beech	3 bedroom detached house	£269,950	Spring 2019
4	The Beech	3 bedroom detached house	£269,950	Spring 2019
13	The Ash	4 bedroom detached house with garage	£329,950	Spring 2019
18	The Maple	3 bedroom semi detached house	£259,950	Early 2019
19	The Maple	3 bedroom semi detached house	£259,950	Early 2019
20	The Maple	3 bedroom semi detached house	£264,950	Early 2019

Reserved Plots - 12, 14, 15
 Sold Plots - 16, 17

Please call our Sales Executive Meredith on 01271 316477
 or visit the Sales Office at Oakwell Mews, Lyddicleave, Bickington, EX31 2JZ
 Open 10am- 5pm Thursday to Monday
 oakwellmews@bakerestatesltd.co.uk
 bakerestatesltd.co.uk
 When closed, please call Webbers Estate Agents on 01271 373404

*Offer on plot 20 is single property stamp duty only.

Assisted 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 Assisted 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

Management Company

Estimated annual management company charge per plot £250.00, 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

**Baker Estates Ltd, Green Tree House, Silverhills Road, Decoy Industrial Estate, Newton Abbot TQ12 5LZ
Tel 01626 241404**