



LAST 2 HOMES REMAINING!

Reserve in January and
receive **STAMP DUTY paid!***

Current availability 17.01.2019				
Home	Style	Description	Price	Estimated Completion Date
35	The Holly	4 bedroom detached house with garage	£464,950	Spring 2019
36	The Holly	4 bedroom detached house with garage	£469,950	Spring 2019

Reserved Plots - 22
Sold Plots - 30, 31, 33

Please visit our Sales Executive Katie at the
Sales & Marketing Suite, Rowan Drive, Seaton EX12 2UH
Open Daily - 10am to 5pm
01297 441 451
therowans@bakerestatesltd.co.uk
bakersstatesltd.co.uk
Or when closed, please call Fulfords on 01297 24224



Registered developer



www.consumercode.co.uk



HELP TO BUY

Not just for first time buyers!

*Offer applicable to single home stamp duty only.

BE Move*

- STEP ONE – Choose which of the homes at The Rowans 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 - When your home is sold, we will pay your estate agency fees
- STEP FIVE – 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. † Up to a value of £5,000 maximum including VAT.

Help to Buy*

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.
- Delayed completion on plot 22 The Show Home

Help to buy Mortgage Rate Example**

- Based on a typical rate from a lender providing mortgage finance for the Help to Buy scheme
- Rate 1.39%, 2 year fixed over a 30 year term with a £999 product fee
- Other lenders and rates are available subject to lenders criteria
- Rate correct as at 15.08.2017

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

*Subject to terms and conditions

Bat Corridor

All properties with rear or side elevations on the North, South or Western boundaries will have chain link fencing fitted against the hedge and no external lighting is permitted, this is due to a Planning Restriction relating to bat mitigation which your solicitor will explain to you in more detail.

Management Company

Service charges are estimated at £140 per plot per annum to cover the cost of landscaping and hard surface maintenance to ensure the development is well presented.

Amendments to Brochure (please see Sales Executive for more information)

- TV aerial will be fitted externally to Plot 22 and not to loft store.

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

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

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