



## First-Time Buyer Event - The Cherry

Saturday 27<sup>th</sup> April | 12pm – 2pm

Join us to have a look around our 3-bedroom home and receive expert advice from a Financial Advisor about purchasing your new home.

Reserve your new home by Sunday 28<sup>th</sup> April and receive free flooring plus £1,000 towards legal fees. T&C's Apply.

Current Availability 15.04.24

Home	Style	Description	Price	Estimated Completion Date
93	Cherry	3-bedroom end-terrace house set over 3 floors with an integral single garage and 1 parking space	£359,995	Spring 2024
94	Cherry	3-bedroom mid-terrace house set over 3 floors with an integral single garage and 1 parking space	£339,995	Spring 2024
95	Cherry	3-bedroom end-terrace house set over 3 floors with an integral single garage and 1 parking space	£349,995	Spring 2024
105	Cherry	3-bedroom semi-detached house set over 3 floors with an integral single garage and 1 parking space	RESERVED	RESERVED
106	Cherry	3-bedroom semi-detached house set over 3 floors with an integral single garage and 1 parking space <b>INCLUDES FLOORING</b>	£349,995	Spring 2024
109	Cherry	3-bedroom semi-detached house set over 3 floors with an integral single garage and 1 parking space	£349,995	Spring 2024
110	Cherry	3-bedroom semi-detached house set over 3 floors with an integral single garage and 1 parking space	£349,995	Spring 2024
208	Rosemary	4-bedroom detached home with a single garage and parking spaces	£425,000	Second Hand

Please contact our Sales Executives Paul & Trisha on 01404 819 544

Our Sales & Marketing Suite is now open from Thursday – Monday – Booked appointments available  
[haynefarm@bakerestatesltd.co.uk](mailto:haynefarm@bakerestatesltd.co.uk) Hayne Farm, Honiton, Devon, EX14 3PD

When closed, please contact Bradleys in Honiton on 01404 510 555.

### 105% HOME EXCHANGE AVAILABLE

Receive 105% of the value of your home with our Home Exchange scheme. Eliminate the worry that your chain may fall through, as you know that you have a guaranteed buyer. No delays, no chains and stress-free!

### 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.

### 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!

### 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, wdb to master and dishwasher. Speak to our team to find out more.

#### Management Company

Estimated annual management company charge per plot £250.00 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 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