

**FEATURE PROPERTY | HOME 67**  
**THE HOLLY | THREE BEDROOM DETACHED BUNGALOW**  
**RESERVE NOW AND WE WILL PAY £5,000 TOWARDS STAMP DUTY**

Current Availability 28.04.25



Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
54	Primrose	3-bedroom detached bungalow with double garage and 2 parking spaces	£569,995	Spring 2025	A
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58	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces <b>INCLUDES FLOORING THROUGHOUT, APPLIANCES AND VANITY IN ENSUITE</b>	£479,995	Ready Now	A
60	Primrose	3-bedroom detached bungalow with double garage and 2 parking spaces <b>INCLUDES FLOORING THROUGHOUT   INTEGRATED WASHING MACHINE AND DISHWASHER</b>	£529,995	Ready Now	B
65	Primrose	3-bedroom detached bungalow with double garage and 2 parking spaces <b>INCLUDES FLOORING THROUGHOUT</b>	£519,995	Ready Now	A
67	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	£439,995	Ready Now	A
68	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	£484,995	Ready Now	A
70	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	<b>RESERVED</b>	<b>RESERVED</b>	A
74	Primrose	3-bedroom detached bungalow with double garage and 2 parking spaces	£549,995	Ready Now	A

For more information on our homes at Estuary View  
Please contact our Sales Executive Meredith on 01237 751 080 or email [estuaryview@bakerestatesltd.co.uk](mailto:estuaryview@bakerestatesltd.co.uk)  
Open Thursday – Monday, 10am – 5pm  
When closed, please call Webbers in Bideford on 01237 472344

### HOME EXCHANGE AVAILABLE

We will buy your home so you can reserve a Baker Estates home, eliminating the worry that your chain may fall through, as you know that you have a guaranteed buyer.

### 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 PACKAGE 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

Estimated annual management company charge per plot £280 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 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