

**FEATURE PROPERTY | HOME 1**  
**THE HOLLY | THREE BEDROOM DETACHED BUNGALOW**  
**RESERVE BY 1<sup>ST</sup> JUNE WE WILL PAY £10,000 TOWARDS STAMP DUTY**

**SAVE THE DATE: VIEW HOME OPENING | THE PRIMROSE**  
**SATURDAY 14<sup>TH</sup> JUNE 11AM – 4PM**  
**RESERVE DURING OUR OPENING WEEKEND AND GET £10,000 OFF**

Current Availability 20.05.25



Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
1	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	£699,995	Autumn 2025	A
2	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	£699,995	Autumn 2025	A
20	Primrose	3-bedroom detached bungalow with a single garage and 2 parking spaces	£739,995	Autumn 2025	A
23	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	RESERVED	RESERVED	A
25	Primrose	3-bedroom detached bungalow with a single garage and 2 parking spaces	RESERVED	RESERVED	A
27	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£749,995	Summer 2025	A
28	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£749,995	Summer 2025	A

Please call Jackson Stops | Zac Davy-Taylor or Daniel Marshall on 01841 554 000

Our Sales & Marketing Suite is open from Thursday – Monday 10am-5pm

St Petroc, Padstow, Cornwall PL28 8FJ

Email [stpetroc@bakerestatesltd.co.uk](mailto:stpetroc@bakerestatesltd.co.uk)

## 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 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

Total annual fee for Open Market plots: **£404.21** with the exception of plots 24-26 who have a private drive area. Plots 24-26 will pay an additional **£60.00** per annum.

### 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)

First completions are scheduled for Summer 2025.

### Build Completion Dates

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