

**FEATURE PROPERTY | HOME 194**  
**THE PRIMROSE | THREE BEDROOM DETACHED BUNGALOW**  
**RESERVE NOW AND WE WILL PAY £10,000 TOWARDS STAMP DUTY**

**EQUITY RELEASE EVENT!**  
**COULD YOU BE ELIGIBLE FOR A LIFETIME MORTGAGE?**  
**SATURDAY 24<sup>th</sup> MAY 11AM – 2PM**

**105%**  
**HOME EXCHANGE**  
**AVAILABLE**  
ON SELECTED PLOTS

Current Availability 20.05.25					
Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
99	Daisy	2-bedroom detached bungalow with a single garage and 2 parking spaces <b>LAST ONE – HURRY! INCLUDES FLOORING THROUGHOUT AND BLINDS</b>	£324,995	Ready Now	A
151	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£499,995	Summer 2025	A
170	Primrose	3-bedroom detached bungalow with a double garage and 3 parking spaces	£509,995	Summer 2025	A
171	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£499,995	Summer 2025	A
172	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£499,995	Summer 2025	A
190	Primrose	3-bedroom detached bungalow with a double garage and 3 parking spaces	£489,995	Summer 2025	A
191	Holly	3-bedroom detached chalet bungalow with a single garage and 1 parking space	£399,995	Ready Now	A
194	Primrose	3-bedroom detached bungalow with a generous double car port and space for 6 cars	£449,995	Ready Now	A
209	Holly	3-bedroom detached chalet bungalow with a single garage and 1 parking space	RESERVED	RESERVED	B
211	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces <b>INCLUDES FLOORING THROUGHOUT</b>	£514,995	Ready Now	B
225	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	RESERVED	RESERVED	A

Please call our Sales Executive Chris on 01769 571 351  
 Our Sales & Marketing Suite is open From Thursday - Monday 10am-5pm | Bee Meadow, South Molton, EX36 3AZ  
 Email: beemeadow@bakerestatesltd.co.uk  
 When closed, please call Webbers in South Molton on 01769 573 181

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

### Management Company

Annual estimated management company charge per plot £200 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 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