

## FEATURE PROPERTY! HOME 1 THE HOLLY - 3 BEDROOM CHALET BUNGALOW

RESERVE BY 31ST JULY AND WE WILL PAY YOUR STAMP DUTY TO THE  
VALUE OF £24,999!

Current Availability 11.07.2025

Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
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Thursday - Monday 10am - 5pm

Call our sales team on 01841554000

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

Land off A389, Padstow, Cornwall, PL28 8FJ

# Helping You Move

## 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.

## Buying With Us

### 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)

## BUILD COMPLETION DATES

**Spring** March | April | May

**Summer** June | July | August

**Autumn** September | October | November

**Winter** December | January | February

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

**Call on** 01626 241 404