

10.09.2019



HOME	DESIGN	DESCRIPTION	PRICE	AVAILABLE
7	The Mullion	3 Bedroom detached House, Car Port parking	£420,000	Autumn 19
11	The Cadgwith	5 Bedroom detached House, Car Port parking	POA	Winter 19/20
19	The Crantock	4 Bedroom detached House, car port parking	£430,000	Autumn/Winter 19
38	The Tolcarne	4 Bedroom End-Terrace House, car port parking	£420,000	Ready to move in!
39	The Tolcarne	4 Bedroom Mid-Terrace with Car Port parking	£420,000	Ready to move in!
43	The Penhale	4 Bedroom detached House, Car Port parking	£540,000	Winter 19/20

Reserved Homes: 20, 40, 46

Sold: 1 - 6, 14 - 17, 21, 41, 42

***Celebrate Autumn with £10,000 towards your new home!
Hurry – Secure The Tolcarne this month for just £100! *****

Talk to us today to find out more!

Open: Daily 10am – 5pm, except Thursday 12pm – 7pm

Telephone: 01872 494 135

Address: Liskey Hill, Perranporth, Cornwall, TR6 0HF

Email: coast.Perranporth@lindenhomes.co.uk

Note!
NOT JUST FOR
FIRST TIME BUYERS



COAST @ Perranporth

01872 494 135

coast.perranporth@lindenhomes.co.uk



**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

*Please see over for scheme information and refer to the sales executive for further details, terms and conditions apply. Prices and availability correct at time of going to print please check for the latest availability. Please note that completion dates are given as a guide only and may be subject to change. A private management company will be formed to maintain the common parts; full details are available from the Sales Executive. Photography and computer generated images are for illustration purposes and show typical linden homes at a typical development and local area.

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Coast @
Perranporth
Cornwall
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****£10,000 TOWARDS YOUR HOME and Reserve for £100**

Available on plots 38 and 39 at Coast@Perranporth only. Valid for reservations before 31.10.19 with exchange within 28 days. Offer capped at a maximum of £10,000 and can be used towards Deposit contribution, Stamp Duty, Legal Fees, Flooring, Wardrobes or upgrades from our options booklet (subject to build stage). Not available in conjunction with any other offer. Please speak to your Sales Executive for further information.

ASSISTED MOVE

‡Assisted Move is available on selected new Linden homes only. Acceptance is at our sole discretion. We reserve the right to refuse to agree to Assisted Move and we are under no obligation to give reasons why. We will instruct local estate agents to undertake an independent valuation and marketing advice for your current home before we make you a proposal on a marketing price for your home. The realistic sale price may be lower than an initial marketing price and is based on a sale within a specified timescale fixed by us. Reservation fees may vary. For full terms and conditions please visit www.lindenhomes.co.uk/assistedmove

HELP TO BUY – 5% Deposit, 75% Mortgage, 100% Your Home!

All homebuyers could be eligible to this scheme; it is available to all, not just first-time buyers. You'll need a minimum 5% deposit and the government will lend you up to 20% of the value of your property through an equity loan, which can be re-paid at any time or on the sale of your home. You will only need to secure up to a 75% mortgage from a bank or building society. Maximum home purchase of £600,000. Not available in conjunction with any other financial scheme, please ask for more information, T&C's apply. **Please be aware there is a handling fee for Help to Buy legal documents of £180.00 which is non-negotiable.**

PART EXCHANGE

‡Part Exchange is available on selected homes only. Acceptance is at our sole discretion and not all properties are suitable. We reserve the right to refuse to agree to Part Exchange of your current home and we are under no obligation to give reasons why. Part Exchange may not be available in conjunction with any other offer and is also subject to the terms of your Reservation Agreement with us. As a guide, your current home must not be worth more than 70% of the value of your chosen Linden home. Reservation fees may vary. For full terms and conditions please www.lindenhomes.co.uk/partexchange

Estimated Management Charges £320 per annum

Please be aware there is a handling fee for legal documents of £120.00 which is non-negotiable

Method of Construction: Masonry & Timber frame, ask for specific construction details.

Site Plan: Allocation of registered provider homes is indicative only.

Amendments to the Brochure:

All Household Gas to the development is provided by Calor Gas.

A Children's Play Area will be provided.

Brochure Floor Plans - Kitchen and Bathroom layouts are indicative only and may change.

Plot 15, 2 parking spaces shown in front of the plot both belong to Plot 15. Please refer to conveyance drawing.

Plots 38 and 39, the downstairs bathroom includes a shower and not a bath. Please refer to the working drawings.

Plot 2, the ground floor shower room will now have an electric shower. Please refer to the working drawings.

Plots 20 and plot 40 will have an electric shower in the ensuite shower room. Please refer to the working drawings.

Please ask our Sales Executive for more information on all of the above.

Season availability:

Spring: March/April/May

Summer: June/July/August

Autumn: September/October/November

Winter: December/January/February

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