

# Kingfisher Green Cranbrook

10.09.2019



HOME	DESIGN	DESCRIPTION	PRICE	Sq Ft	AVAILABLE
Home 165	STIRLING	3 Bedroom end terrace, tandem parking spaces	£237,950	837	Ready to move in!
Home 54	SCOTT	3 Bedroom semi-detached, two parking spaces	£267,950	916	Summer 2019
Home 55	SCOTT	3 Bedroom semi-detached, two parking spaces	£267,950	916	Summer 2019
Home 72	BURNET	4 Bedroom end-terrace Town House, two parking spaces	£302,950	1298	Ready to move in!
Home 73	BURNET	4 Bedroom mid-terraced Town House, two parking spaces	£299,950	1298	Ready to move in!
Home 58	HOLDEN	4 Bedroom detached, Garage and parking	£405,000	1481	Summer 2019

Reserved Homes: 46, 47, 56, 57

Sold: 69 - 71, 81, 161 - 164

**Ready and waiting, just for you!**

**Escape the unaffordable with £10,000 towards your new home, PLUS you can secure your new home today for just £100<sup>^</sup>**

Please visit us and find out how we can make your dream move a reality!

Open: Friday - Monday 10am - 5pm, Thursday 11pm - 6pm

Address: Cranbrook New Town, Rockbeare, Exeter, Devon EX5 7EE

Email: kingfishergreen.cranbrook@lindenhomes.co.uk

Note!  
NOT JUST FOR  
FIRST TIME BUYERS



**KINGFISHER GREEN, Cranbrook**

**01392 330826**

**kingfishergreen.cranbrook@lindenhomes.co.uk**

**Linden  
HOMES**

\*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.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

# Kingfisher Green Cranbrook

## **^£10,000 TOWARDS YOUR NEW HOME AND RESERVE JUST £100**

Available on plots 72, 73, 74 and 165 at Kingfisher Green 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](http://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](http://www.lindenhomes.co.uk/partexchange)

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

**Method of Construction: Masonry & Timber Frame: please ask for more information.**

**ite Plan: Allocation of registered provider homes is indicative only.**

**Please be aware that there is no management company fee due to the council adopting the development to maintain all communal areas. All charges will be collected through your Council Tax.**

## **Amendments to the Brochure:**

A Roundabout will be constructed post completion of our development to the north of Plots 60-69.

To the west of Plots 9-13 will be a Town Square.

Affordable by Design: Plots 60-68, 116-120, 28-31 (total x18)

To the front of Plots 69-81, 84-92 & 95 to 103 will be 1.2m vertical railings, with Brick Pier Posts

There is an amendment to the ground floor layout to The Wren house type. Please speak to your Sales Executive for further information.

**For bathroom details please speak to your Sales Executive.**

**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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