

## FEATURE PROPERTY! HOME 12

### THE BLUEBELL | 3-BEDROOM SEMI-DETACHED HOUSE

RESERVE BY 28<sup>TH</sup> FEBRUARY AND WE'LL PAY STAMP DUTY UP TO THE VALUE OF £9,999!

**STAMP DUTY CHANGES | RESERVE AND COMPLETE ON A NEW HOME BY 31ST MARCH TO SAVE £2,500—PLUS, WE'LL MATCH IT WITH AN ADDITIONAL £2,500 DISCOUNT!**

☆ PLOT SPECIFIC ☆

Current Availability 04.02.24

Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
8 ★	Elm	2-bedroom semi-detached house with 2 parking spaces <b>SOLAR PV PANELS</b>	£319,995	<b>VIEW HOME</b>	B
9 ★	Elm	2-bedroom semi-detached house with 2 parking spaces <b>SOLAR PV PANELS</b>	£324,995	Ready Now	B
10 ★	Elm	2-bedroom semi-detached house with 2 parking spaces <b>SOLAR PV PANELS</b>	£324,995	Ready Now	B
12 ★	Bluebell	3-bedroom semi-detached house with a single garage and 2 parking spaces <b>INCLUDES FLOORING THROUGHOUT &amp; SOLAR PV PANELS</b>	£449,995	Ready Now	A
17	Dahlia	4-bedroom detached barngalow with a double garage and 3 parking spaces <b>SOLAR PV PANELS</b>	<b>RESERVED</b>	<b>RESERVED</b>	A
39	Elm	2-bedroom semi-detached house with a single garage and 1 parking space <b>SOLAR PV PANELS</b>	£339,995	Spring 2025	B
41	Sunflower	3-bedroom detached barngalow with a double garage and 2 parking spaces <b>SOLAR PV PANELS</b>	£699,995	Spring 2025	A
75	Sunflower	3-bedroom detached barngalow with a single garage and 2 parking spaces <b>SOLAR PV PANELS</b>	£709,995	Summer 2025	A
76	Dewberry	4-bedroom detached barngalow with a double garage and 4 parking spaces <b>SOLAR PV PANELS</b>	£1,100,000	Spring 2025	A
77	Heather	4-bedroom detached house with electric gated entrance to a double garage and parking for 3 cars <b>SOLAR PV PANELS</b>	£949,995	Spring 2025	A
81	Pansy	2-bedroom detached home with 2 parking spaces – Discounted open-market home <b>SOLAR PV PANELS</b>	£460,000	Summer 2025	A

**EVERY RESERVATION AT ST MARY'S WILL RECEIVE AN ANNUAL FAMILY MEMBERSHIP FOR DARTINGTON TRUST!**

Please contact our Sales Executive Kevyn on 01803 935 290 or 07375 263 318

Available Thursday – Monday 10am – 5pm

Alternatively, please email: [stmarys@bakerestatesltd.co.uk](mailto:stmarys@bakerestatesltd.co.uk) St Mary's, Dartington, TQ9 6JS

When closed, please contact Luscombe Maye in Totnes on 01803 869920

### **100% HOME EXCHANGE AVAILABLE**

Receive 105% of the value of your home with our Home Exchange scheme. Eliminate the worry that your chain may fall through, as you know that you have a guaranteed buyer. No delays, no chains and stress-free!

### **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 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, wdb to master and dishwasher. Speak to our team to find out more.

#### **Management Company**

The estimated annual management company charge per plot is £300 - £355 per annum, this will 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 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**

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