

## LAST TWO HOMES REMAINING DON'T MISS OUT!

105%  
HOME EXCHANGE  
AVAILABLE

STAMP DUTY CHANGES : ACT NOW AND SAVE UP TO £2,500 ON STAMP DUTY BY COMPLETING BY 31<sup>ST</sup> MARCH / SELECTED PLOTS ONLY

Current Availability 20.01.25



| Home   | Style   | Description   | Price    | Estimated Completion Date | Estimated EPC Rating |
|--------|---------|---|----------|---------------------------|----------------------|
| 2      | Elm     | 2-bedroom mid-terrace house with 2 parking spaces<br><b>Includes Flooring Throughout</b>                  | RESERVED | RESERVED                  | B                    |
| 4<br>★ | Elm     | 2-bedroom end-terrace house with 2 parking spaces<br><b>Includes Flooring Throughout</b>                  | £299,995 | Ready Now                 | B                    |
| 6<br>★ | Elm     | 2-bedroom end-terrace house with 2 parking spaces<br><b>Includes Flooring Throughout</b>                  | £299,995 | Ready Now                 | B                    |
| 22     | Redwood | 4-bedroom detached house with a single garage and 2 parking spaces<br><b>Includes Flooring Throughout</b> | RESERVED | RESERVED                  | B                    |

Please contact our Sales Executive Lynn on 01803 927170  
Our Sales & Marketing Suite is open Mon, Thursday & Sat 10am – 5pm  
Booked appointments available [sawmills@bakerestatesltd.co.uk](mailto:sawmills@bakerestatesltd.co.uk) Sawmills, Dartington, TQ9 6GQ  
When closed, please contact Stags in Totnes on 01803 865454.

### **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.

### **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.

### **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.

#### **Management Company**

The estimated annual management company charge per plot is £299 - £384 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 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 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