

Home 43 The Verity £365,000 or

£292,000 with Help to Buy*

Deposit £18,250, Mortgage £273,750

Help to buy contribution £73,000*

100% Your home!

Current availability 17.01.2019				
Home	Style	Description	Price	Estimated Completion Date
31	The Ciaran	3 bedroom semi detached house	£395,000	Spring 2019
34	The Angelina	5 bedroom detached house	£755,000	Summer 2019
35	The Angelina	5 bedroom detached house	£755,000	Summer 2019
36	The Angelina	4 bedroom link detached house with garage	£575,000	Summer 2019
38	The Angelina	5 bedroom detached house	£780,000	Summer 2019



Registered developer

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk



HELP TO BUY

Not just for first time buyers!

39	The Bailey	2 bedroom detached house	£390,000	Spring 2019
43	The Verity	3 bedroom semi detached house	£365,000	Spring 2019
46	The Grace II	4 bedroom link detached house	£575,000	Spring 2019
47	The Grace II	4 bedroom link detached house	£535,000	Spring 2019
49	The Jordan	4 bedroom detached house	£475,000	Spring 2019

Assisted Move is available on selected homes only. Your chosen new home will be held for 4 weeks, on payment of the reservation fee. Any extension to this period will be solely at Baker Estates' discretion.

Sold Plots - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 30, 41, 45, 48, 51, 72
 Help to Buy – Need a boost to your Deposit? ** First and next time homebuyers could be eligible for this fantastic Government scheme.

- Please call Dana or Karen today to book your appointment.**
Sales & Marketing Suite, off Blackpost Lane, Totnes, SAT NAV TQ9 6LB
Open daily, 11am to 5pm 01803 659926 bakerestatesltd.co.uk
greatcourtfarm@bakerestatesltd.co.uk
- You will need a minimum 5% deposit
 - The government will lend you up to maximum 20% of the value of your property through an equity loan, which can be repaid 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
 - Depending upon build completion dates, your reservation submission may need to be delayed to comply with the Help to Buy Guidelines.
 - **Subject to eligibility & terms and conditions please visit www.helptobuysw.org.uk

Amendments to Brochure Please ask for details.

- Log store to Plot 1 is now owned by Plot 2 due to level differences.
- Garage block Plot2 39 to 44 will be built as a flat roof and not pitched.
- Plot 45 and 75 cupboard to ground floor, rear of stairs will be omitted.
- Plot 72 full market value will be £293,750
- Plot 73 full market value will be £300,000
- Plot 34 now has a reduce garden
- The Barns designs have underfloor heating and therefore do not have a heated towel rail in the master bedroom ensuite.

Management Company

Service charges are estimated at £240.00 per plot per annum to cover the cost of landscaping and hard surface maintenance to ensure the development is well presented.

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

Discounted Open Market Homes†

With the Open Market Discount Scheme, properties are offered for sale to eligible purchasers at a discounted price of the full market value. For example, a £100,000 house with a 20% discount would be offered to eligible applicants for £80,000. This is not a shared ownership scheme and even though there is a discount on the sale price, the purchaser still owns 100% of the property. When you want to sell the property, you must do so on the same terms, which means you have to sell it with the same level of discount you received and to someone who meets the criteria. Criteria – Purchasers must have lived or worked in Totnes, South Hams or Devon for a minimum period of 3 years. If not sold, within a reasonable period then the property can be sold to purchasers outside of the criteria.

Build Completion Dates

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

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