

## Reserve in May & June and receive £5,000 towards BeComing Yours (T&C's Apply)

Current Availability 01.06.2026					
Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
38	The Elm	2 Bedroom Semi Detached House with a Single Garage and 1 parking space <b>Last 2 bedroom home remaining</b>	£299,995	Ready Now	B
43	The Sunflower	3 Bedroom Detached House with a Double Garage and 2 parking spaces <b>View over the open space &amp; orchard</b>	£724,995	Autumn 2026	A
44	The Sunflower	3 Bedroom Detached House with a Double Garage and 2 parking spaces	£719,995	Autumn 2026	A
45	The Mulberry	5 Bedroom Detached House with a Double Garage and 4 parking spaces	£1,050,000	Winter 2026	A
48	The Bluebell	3 Bedroom Detached House with a Single Garage and 2 parking spaces	RESERVED	RESERVED	B
57	The Mulberry	5 Bedroom Detached House with a Double Garage and 2 parking spaces	RESERVED	RESERVED	A
58	The Mulberry	5 Bedroom Detached House with a Double Garage and 2 parking spaces <b>View of Yarnar Beacon</b>	£1,100,000	Summer 2026	A
59	The Mulberry	5 Bedroom Detached House with a Double Garage and 2 parking spaces <b>Far reaching countryside views</b>	RESERVED	RESERVED	A
60	The Daisy	2 Bedroom Detached Bungalow with a Single Garage and 3 parking spaces <b>Last Daisy available!</b>	£499,995	Spring 2026	A
63	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces	RESERVED	RESERVED	A
64	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces <b>Cul-de-sac location</b>	£619,995	Summer 2026	A

Our Sales & Marketing Suite is open Thursday - Monday 10am - 5pm. For all enquiries please contact Kevyn & Lynn.

Call our sales team on 01803935290 | Email [stmarys@bakerestatesltd.co.uk](mailto:stmarys@bakerestatesltd.co.uk)



If we are closed, please call our estate agents  
Luscombe Maye in Totnes on 01803869920

St Mary's, Dartington, Devon, TQ9 6JS



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### Current Availability 01.06.2026 - Page 2

Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
65	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces	RESERVED	RESERVED	A
66	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces	RESERVED	RESERVED	A
69	The Dewberry	4 Bedroom Detached Barngalow with a Double Garage and 4 parking spaces <b>Includes PV panels &amp; EV charging</b>	£989,995	Winter 2026	A
70	The Sunflower	3 Bedroom Detached House with a Single Garage and 2 parking spaces <b>Views of St Mary's church</b>	£709,995	Winter 2026	A
71	The Dewberry	4 Bedroom Detached Barngalow with a Double Garage and 4 parking spaces	£999,995	Winter 2026	A
72	The Dewberry	4 Bedroom Detached Barngalow with a Double Garage and 3 parking spaces	£979,995	Autumn 2026	A
73	The Jasmine	4 Bedroom Detached House with a Double Garage and 4 parking spaces <b>Elevated position</b>	£1,050,000	Winter 2026	A

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# Helping You Move

## 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!

## 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.

## Buying With Us

### 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

**Spring** March | April | May

**Summer** June | July | August

**Autumn** September | October | November

**Winter** December | January | February