



LITTLE FIELD COURT

GREEN LANE, TAVISTOCK, DEVON

LITTLE FIELD COURT – QUESTIONS AND ANSWERS

QUESTION

When will the bungalows be finished and ready for me to move in?

ANSWER

It is anticipated that the first bungalows will be ready to move into in the early Summer 2010. It is difficult to be more precise than that as much depends on the weather conditions over the winter and its impact on the construction timetable.

QUESTION

Why have the bungalows been released for sale now when they will not be ready to occupy until the middle of next year?

ANSWER

We recognize that it takes time for purchasers to sell their existing property and / or organize their finances in order to buy one of the Little Field Court bungalows. An early launch gives time to make a considered decision to purchase.

QUESTION

Will you be doing a show home so I can see and feel the quality of what I am buying?

ANSWER

We had originally considered having Nos.1 and 2, Little Field Court as show home properties. However, in the light of the exceptional interest in the properties (the greatest level of interest in the 40 year history of the company) we are to review this early in the New Year. However, we have just completed new bungalows at Bosvenna Court in Bodmin, Cornwall which are of virtually the same specification so anyone interested in purchasing a Little Field Court property can be reassured by the quality and standard by viewing these Bosvenna Court properties. (Please contact our agents, Mansbridge & Balment to make arrangements).

QUESTION

What do I have to do if I want to buy one of the properties at Little Field Court?

ANSWER

Complete a Reservation Form and pay a reservation fee of £1,200 (which is non-refundable) and exchange contracts within 28 days (excluding public holidays). We will only accept your reservation fee if we are comfortable that you are in a position to proceed with a purchase. The completion of the sale of the property will be when the warranty 'cover note' has been issued by the NHBC and it is deemed safe to occupy the property if building works on the site are continuing.

QUESTION

What if I sell my property and the purchaser wants to move in before my new property is ready?

ANSWER

One of our other companies can offer four star 2, 3 or 4 bedroom holiday accommodation at a reduced rate on a weekly or monthly basis for you to occupy whilst your property is being completed. Some of these properties are specifically designed to accommodate wheelchairs. More details can be found on the Crylla Valley Cottages link on our website www.sunnybankshomes.co.uk

QUESTION

Can any of the properties be adapted to meet my particular needs?

ANSWER

Yes, provided sufficient advance notice is given during the construction period. Some adaptations, such as 'wet rooms', can only be done during construction and not after the property is completed. If you have any particular needs we will do our best to accommodate them. Work will only commence on those adaptations after an exchange of contracts and payment, if there is any additional cost, will be upon completion.

QUESTION

Are there any optional extras available such as conservatories, fitted wardrobes and fireplaces?

ANSWER

Yes, these are all available as optional extras. The extras must form part of the contract and payment would become due upon the completion of the property. The main benefit of doing it this way is you would save the VAT (17.5% on 2010 rates) on the cost of the extras. This can represent a major saving. Further details are available on request.

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