

**DON'T MISS OUT! HOME 249**  
**THE ELM | 2-BEDROOM END-TERRACE HOME**  
**READY NOW! £277,995**

**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 04.02.25

Home	Style	Description	Price	Estimated Completion Date	Estimated EPC rating
145	Lily	3-bedroom detached barngalow with a single garage and 2 parking spaces	£574,995	Summer 2025	A
146	Primrose	3-bedroom detached bungalow with a double garage and 4 parking spaces	£649,995	Summer 2025	A
147	Mulberry	5-bedroom detached house with a double garage and 2 parking spaces	£934,995	Summer 2025	A
148	Mulberry	5-bedroom detached house with a double garage and 2 parking spaces	£934,995	Summer 2025	A
150	Primrose	3-bedroom detached bungalow with a double garage and 4 parking spaces <b>INCLUDES FLOORING THROUGHOUT</b>	£649,995	Summer 2025	A
151	Snowdrop	3-bedroom detached house with a single garage and 2 parking spaces	RESERVED	RESERVED	B
156	Clover	3-bedroom detached home with a single garage and 2 parking spaces <b>INCLUDES FLOORING THROUGHOUT   INTEGRATED WASHING MACHINE &amp; DISHWASHER   FITTED WARDROBE   VANITY UNIT IN BATHROOM</b>	£384,995	Ready Now	B
157	Clover	3-bedroom detached home with a single garage and 2 parking spaces <b>INCLUDES FLOORING THROUGHOUT</b>	RESERVED	RESERVED	B
158	Clover	3-bedroom detached home with a single garage and 1 parking space	RESERVED	RESERVED	B
232	Elm	2-bedroom end-terrace house with 2 parking spaces	£294,995	Summer 2025	B
233	Elm	2-bedroom mid-terrace house with 2 parking spaces	£279,995	Summer 2025	B
234	Elm	2-bedroom semi-detached house with 2 parking spaces	£284,995	Summer 2025	B
235	Elm	2-bedroom semi-detached house with 2 parking spaces	£284,995	Summer 2025	B
249 ★	Elm	2-bedroom end-terrace house with 2 parking spaces <b>INCLUDES FLOORING THROUGHOUT   FREE STANDING WASHING MACHINE</b>	£277,995	Ready Now	B
267 ★	Ash	4-bedroom detached house with a single garage and 2 parking spaces	£469,995	Ready Now	A
269 ★	Bluebell	3-bedroom semi-detached house with a single garage and 2 parking spaces	£359,995	Ready Now	A
270 ★	Ash	4-bedroom detached house with a single garage and 2 parking spaces	£499,995	Ready Now	A
284	Bluebell	3-bedroom semi-detached house with a single garage and 2 parking spaces	£374,995	Spring 2025	A
285	Bluebell	3-bedroom semi-detached house with a single garage and 2 parking spaces	£374,995	Spring 2025	A
286 ★	Bluebell	3-bedroom semi-detached house with a single garage and 2 parking spaces <b>INCLUDES FLOORING THROUGHOUT</b>	£364,995	Early Winter 2025	A
287 ★	Bluebell	3-bedroom semi-detached house with a single garage and 2 parking spaces <b>INCLUDES FLOORING THROUGHOUT</b>	£364,995	Early Winter 2025	A
288 ★	Ash	4-bedroom detached house with a single garage and 2 parking spaces <b>INCLUDES FLOORING THROUGHOUT</b>	£499,995	Early Winter 2025	A

Please contact Janine & Dana on 01803 302 515. Our Sales & Marketing suite is open 7 days a week, 10am – 5pm

Little Cotton Farm, Dartmouth, Devon TQ6 9HU

[littlecottonfarm@bakerstatesltd.co.uk](mailto:littlecottonfarm@bakerstatesltd.co.uk)

When closed, please contact Bradleys Estate Agents in Brixham on 01803 882715

## 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.

## 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.

## Management Company

Annual estimated management company charge per plot £207 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 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