

105%  
HOME EXCHANGE  
AVAILABLE

## FEATURE PROPERTY! HOME 11 THE ELDERFLOWER | 4-BEDROOM DETACHED HOME READY NOW | £499,995

**RESERVE NOW AND COMPLETE ON A NEW HOME BY 30<sup>TH</sup> MAY AND  
RECEIVE A £5,000 DISCOUNT!**

☆ PLOT SPECIFIC ☆

Current Availability 21.02.25

Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
11 ★	Elderflower	4-bedroom detached house with a double garage and 4 parking spaces <b>INCLUDES FLOORING THROUGHOUT</b>	£499,995	Ready Now	A
12	Primrose	3-bedroom detached bungalow with a double garage and 4 parking spaces <b>INCLUDES FLOORING THROUGHOUT</b>	RESERVED	RESERVED	A
13	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	RESERVED	RESERVED	A
14	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	RESERVED	RESERVED	A
16	Elderflower	4-bedroom detached house with a double garage and 4 parking spaces	RESERVED	RESERVED	A
17 ★	Elderflower	4-bedroom detached house with a double garage and 4 parking spaces	£489,995	Spring 2025	A
18	Elderflower	4-bedroom detached house with a double garage and 4 parking spaces	RESERVED	RESERVED	A
20	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	RESERVED	RESERVED	A
41	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£544,995	Autumn 2025	A
42	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£549,995	Autumn 2025	A
43	Holly	3-bedroom detached chalet bungalow with a double garage and 2 parking spaces.	£474,995	Autumn 2025	A
44	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£574,995	Autumn 2025	A
45	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£559,995	Autumn 2025	A

Our Sales & Marketing Suite is now open Thursday – Monday 10am – 5pm

To book an appointment, please call our Sales Executive Debs on 01626 927 655

Or email [turnpikefields@bakerstatesltd.co.uk](mailto:turnpikefields@bakerstatesltd.co.uk)

Turnpike Fields, Chudleigh Knighton, TQ13 0EN

Alternatively, please call Bradleys Estate Agents in Bovey Tracey on 01626 834 900

### 105% HOME EXCHANGE AVAILABLE

We will buy your home so you can reserve a Baker Estates home, eliminating the worry that your chain may fall through, as you know that you have a guaranteed 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.

### 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, wardrobe to master bedroom, and dishwasher. Speak to our team to find out more.

#### Management Company

The estimated annual management company charge for each plot per annum is £364.00. 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)

First completions are scheduled for Autumn 2024.

#### Build Completion Dates

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