



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.

Current Availability 22.04.24				
Home	Style	Description	Price	Estimated Completion Date
145	Lily	3-bedroom detached barngalow with a single garage and 2 parking spaces	£574,995	Spring 2025
146	Primrose	3-bedroom detached bungalow with a double garage and 4 parking spaces	RESERVED	RESERVED
147	Mulberry	5-bedroom detached house with a double garage and 2 parking spaces	£934,995	Spring 2025
148	Mulberry	5-bedroom detached house with a double garage and 2 parking spaces	£934,995	Spring 2025
149	Snowdrop	3-bedroom detached house with a single garage and 2 parking spaces	RESERVED	RESERVED
150	Primrose	3-bedroom detached bungalow with a double garage and 4 parking spaces	£649,995	Spring 2025
151	Snowdrop	3-bedroom detached house with a single garage and 2 parking spaces	£489,995	Spring 2025
163	Clover	3-bedroom detached house with a single garage and 1 parking space <b>INCLUDES SOLAR PV SYSTEM, FLOORING</b>	£389,995	Spring 2024
164	Clover	3-bedroom detached house with a single garage and 2 parking spaces	RESERVED	RESERVED
178	Bluebell	3-bedroom mid-terrace house with a single garage and 2 parking spaces <b>INCLUDES INTEGRATED DISHWASHER, WASHING MACHINE AND FLOORING</b>	£349,995	Ready Now
179	Bluebell	3-bedroom end-terrace house with a single garage and 2 parking spaces	£364,995	Ready Now
250	Elm	2-bedroom mid-terrace house with 2 parking spaces	£274,995	Summer 2024
251	Elm	2-bedroom end-terrace house with 2 parking spaces	£279,995	Summer 2024
252	Bluebell	3-bedroom detached house with a single garage and 2 parking spaces <b>INCLUDES INTEGRATED DISHWASHER, WASHING MACHINE, FLOORING AND UTILITY TO GARAGE</b>	£369,995	Ready Now
253	Bluebell	3-bedroom detached house with a single garage and 2 parking spaces	RESERVED	RESERVED
236	Foxglove	2-bedroom detached coach house with a single garage and 2 parking spaces	£249,995	Summer 2024
267	Ash	4-bedroom detached house with a single garage and 2 parking spaces	£494,995	Winter 2024
270	Ash	4-bedroom detached house with a single garage and 2 parking spaces	£494,995	Winter 2024

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@bakerestatesltd.co.uk](mailto:littlecottonfarm@bakerestatesltd.co.uk)

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

### 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.

### 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.

### 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 practise 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