

**SALES & MARKETING SUITE OPEN FROM FRIDAY 17<sup>TH</sup> MAY –  
BOOK YOUR APPOINTMENT**

**RECEIVE £500 GARDEN VOUCHER!**

Create the perfect garden in your new Baker Estates home 

Reserve by 31<sup>st</sup> May - T&Cs Apply

Current Availability 13.05.24

Home	Style	Description	Price	Estimated Completion Date
10	Daisy	2-bedroom detached bungalow with a single garage and 2 parking spaces	£374,995	Autumn 2024
11	Elderflower	4-bedroom detached house with a double garage and 4 parking spaces	£549,995	Autumn 2024
12	Primrose	3-bedroom detached bungalow with a double garage and 4 parking spaces	£539,995	Autumn 2024
13	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£549,995	Autumn 2024
14	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£539,995	Autumn 2024
15	Primrose	3-bedroom detached bungalow with a double garage and 4 parking spaces	£534,995	Autumn 2024
16	Elderflower	4-bedroom detached house with a double garage and 4 parking spaces	£524,995	Autumn 2024
17	Elderflower	4-bedroom detached house with a double garage and 4 parking spaces	£534,995	Autumn 2024
18	Elderflower	4-bedroom detached house with a double garage and 4 parking spaces	£549,995	Autumn 2024
19	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£539,995	Autumn 2024
20	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£559,995	Autumn 2024
56	Elderflower	4-bedroom detached house with a double garage and 4 parking spaces	£549,995	Autumn 2024

Our Sales & Marketing Suite will open from Friday 17<sup>th</sup> May 10am – 5pm with the following open hours:  
Thursday – Monday 10am – 5pm

To book an appointment, please call our Sales Executive Debs on 07538 135531

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

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

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

#### Management Company

The estimated annual management company charge for each plot per annum is TBC, 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