

Phase 2 Development Welly Walk

Saturday 20th September 11am - 2pm

100%
HOME EXCHANGE
AVAILABLE
ON SELECTED PLOTS

Current Availability 11.09.2025

| Home | Style | Description | Price | Estimated Completion Date | Estimated EPC Rating |
|------|-----------------|---|----------|---------------------------|----------------------|
| 17 | The Elderflower | 4 Bedroom Detached House with a Double Garage and 4 parking spaces Includes flooring throughout | RESERVED | RESERVED | A |
| 31 | The Holly | 3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces | £474,995 | Spring 2026 | A |
| 32 | The Holly | 3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces | £474,995 | Winter 2026 | A |
| 33 | The Primrose | 3 Bedroom Detached Bungalow with a Double Garage and 4 parking spaces | RESERVED | RESERVED | A |
| 35 | The Primrose | 3 Bedroom Detached Bungalow with a Single Garage and 2 parking spaces | £499,995 | Winter 2025 | A |
| 36 | The Primrose | 3 Bedroom Detached Bungalow with a Single Garage and 2 parking spaces | £499,995 | Winter 2025 | A |
| 37 | The Buttercup | 4 Bedroom Detached House with a Double Garage and 3 parking spaces | £779,995 | Autumn 2025 | A |
| 38 | The Bouvardia | 4 Bedroom Detached House with a Double Garage and 4 parking spaces | £789,995 | Winter 2025 | A |
| 39 | The Blossom | 4 Bedroom Detached House with a Double Garage and 4 parking spaces | £799,995 | Winter 2025 | A |
| 40 | The Bellflower | 3 Bedroom Detached House with a Double Garage and 4 parking spaces | £639,995 | Winter 2025 | A |
| 41 | The Primrose | 3 Bedroom Detached Bungalow with a Double Garage and 2 parking spaces | RESERVED | RESERVED | A |
| 42 | The Primrose | 3 Bedroom Detached Bungalow with a Double Garage and 2 parking spaces | RESERVED | RESERVED | A |
| 44 | The Primrose | 3 Bedroom Detached Bungalow with a Double Garage and 2 parking spaces | RESERVED | RESERVED | A |

Thursday - Monday 10am - 5pm

Call our sales team on 01626927655

Email turnpikefields@bakerestatesltd.co.uk



Turnpike Fields, Chudleigh Knighton, Devon, TQ13 0EN



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Current Availability 11.09.2025 - Page 2

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| 45 | The Primrose | 3 Bedroom Detached Bungalow with a Double Garage and 2 parking spaces | RESERVED | RESERVED | A |

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Helping You Move

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.

Buying With Us

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

BUILD COMPLETION DATES

Spring March | April | May

Summer June | July | August

Autumn September | October | November

Winter December | January | February