

## Reserve in June and receive £5,000 towards BeComing Yours (T&C's Apply)

Feature property | Home 22, The Holly - Reserve by 30th June and we will pay £5,000 towards stamp duty (T&C's apply)

**100%**  
HOME EXCHANGE  
AVAILABLE  
ON SELECTED PLOTS

### Current Availability 08.06.2026

Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
21	The Violet	5 Bedroom Detached House with a Double Garage and 2 parking spaces	RESERVED	RESERVED	A
22	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces	£459,995	Summer 2026	A
23	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces	RESERVED	RESERVED	A
24	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces	RESERVED	RESERVED	A
25	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces	£469,995	Summer 2026	A
26	The Violet	5 Bedroom Detached House with a Double Garage and 2 parking spaces	RESERVED	RESERVED	A
28	The Bellflower	3 Bedroom Detached Barngalow with a Double Garage and 2 parking spaces	£624,995	Summer 2026	A
29	The Violet	5 Bedroom Detached House with a Double Garage and 2 parking spaces	£624,995	Summer 2026	A
32	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces	RESERVED	RESERVED	A
33	The Primrose	3 Bedroom Detached Bungalow with a Double Garage and 4 parking spaces	RESERVED	RESERVED	A
37	The Buttercup	4 Bedroom Detached Barngalow with a Double Garage and 4 parking spaces <b>Furnished view home</b>	£724,995	Ready Now	A

Our Sales & Marketing Suite is open Thursday - Monday 10am - 5pm. For all enquiries please contact Debs.

Call our sales team on 07538135531 | Email [turnpikefields@bakerestatesltd.co.uk](mailto:turnpikefields@bakerestatesltd.co.uk)



If we are closed, please call our estate agents  
Bradleys Estate Agents in Bovey Tracey on 01626834900



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Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
38	The Bouvardia	4 Bedroom Detached Barngalow with a Double Garage and 4 parking spaces <b>Includes flooring throughout</b>	£749,995	Ready Now	A
39	The Blossom	4 Bedroom Detached Barngalow with a Double Garage and 4 parking spaces <b>Includes flooring throughout</b>	£749,995	Ready Now	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!

## 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](http://www.consumercode.co.uk)

## BUILD COMPLETION DATES

**Spring** March | April | May

**Summer** June | July | August

**Autumn** September | October | November

**Winter** December | January | February