



Asking Price £235,000 Leasehold

1 Bedroom, Apartment - Retirement

42, Fitzford Lodge 66 Plymouth Road, Tavistock, Devon, PL19 8FN



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Sales & Lettings
Retirement Property Specialists

Fitzford Lodge

Fitzford Lodge is a beautiful development of 48 one and two bedroom retirement apartments in the heart of Tavistock, opposite the Meadows, a lovely green space through which the river Tavy and the Tavistock Canal flow.

The High Street is less than half a mile from the development with an excellent selection of shops, independent retailers, cafes, coffee shops, Post Office, chemist and Doctor's surgery. Tavistock bus station is a short distance from the lodge and provides regular links into Plymouth and other local towns including Okehampton, Yelverton and Callington. Further afield, there is plenty of scope for exploring either into Devon or across the water into Cornwall.

Fitzford Lodge's Manager is on hand throughout the day to support the Owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Fitzford Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Fitzford Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Fitzford Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

****LOVELY ONE BEDROOM
RETIREMENT APARTMENT IN
TAVISTOCK****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment which is situated in a convenient position, close to the lift. The property offers well maintained accommodation throughout, neutral decor and no forward chain.

The Lounge offers ample space for living and dining room furniture and enjoys a feature electric fire with attractive surround. A window provides views over the communal gardens.

The Kitchen, which is accessed via the Lounge, offers a range of built in units with working surfaces over. There is a built in fridge, freezer, oven, hob and washer dryer.

The Bedroom is a double room which benefits from a built in mirror fronted wardrobe. There is also space for additional bedroom furniture if required.

The Shower room offers a shower cubicle with grab rails, a WC and a wash hand basin with vanity unit.

Perfectly complementing this lovely apartment is a useful storage cupboard which is located in the hallway.



Features

- Wonderful one bedroom retirement apartment
- Fully fitted kitchen with integrated appliances
- Wonderful development located in Tavistock
- Lodge Manager available 5 days a week
- Community of likeminded owners
- Owners private car parking
- Stunning Communal Gardens
- Convenient position close to the lift
- Must be viewed
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



Key Information

Service Charge (Year Ending 30th November 2024): £3028.34 per annum.

Ground rent £575 per annum. To be reviewed in February 2027

Council Tax Band C

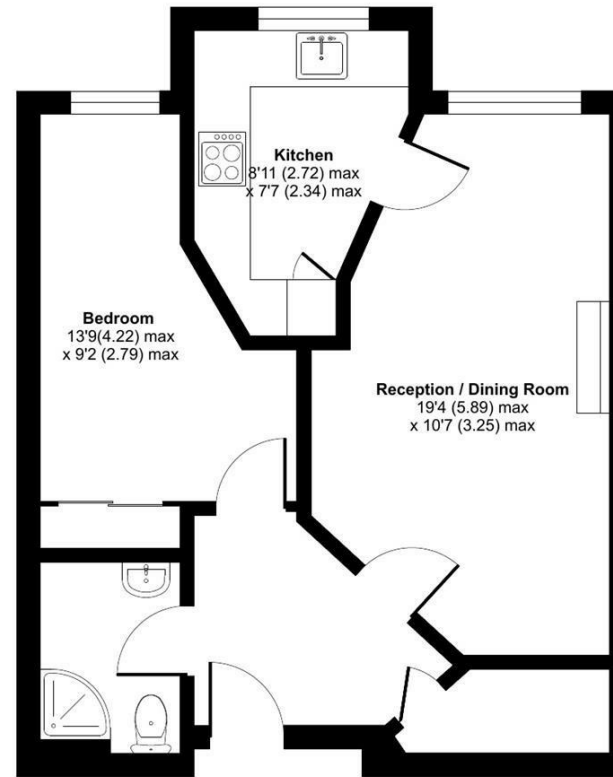
999 year lease commencing 2019

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion on the sale of the property.

Approximate Area = 480 sq ft / 44.5 sq m
For identification only - Not to scale



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1125542

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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