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**Asking Price £235,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

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



0800 077 8717



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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 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 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.



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# Property Overview

DRAFT PARTICULARS - Awaiting verification from the sellers

## **\*\*ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT\*\***

Welcome to Fitzford Lodge! Churchill sales and lettings are delighted to be marketing this lovely one bedroom apartment. The property is conveniently located near the lift and stairs and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A large window provides lots of natural light and a door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. A window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing at Fitzford Lodge!



# Features

- One bedroom second floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Close to the town centre & excellent transport links
- Owners private car parking
- Buggy Storage
- Owners lounge and social events
- 24 hour Careline system for safety and security
- 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 Living developments across the country
- Stunning Communal Gardens





# Key Information

Service Charge (Year Ending 30th November 2025):  
£3,228.71 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.

EPC Rating: B

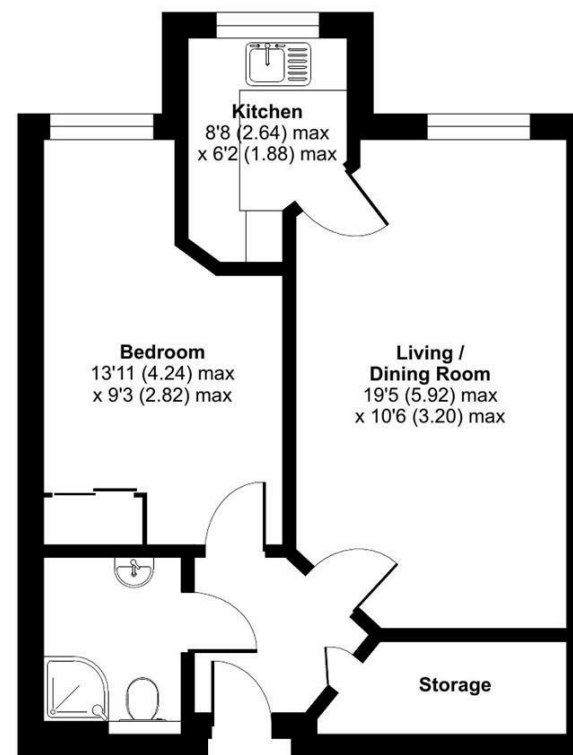
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/aecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1332415

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.

Approximate Area = 485 sq ft / 45 sq m  
For identification only - Not to scale







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