



O.I.E.O £340,000 Leasehold

1 Bedroom, Apartment - Retirement

33, Elmfirst Lodge Station Road, Totnes, Devon, TQ9 5NS



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Elmhirst Lodge

Elmhirst Lodge is a beautiful collection of 42 one and two bedroom apartments exclusively for the over 60s. The Lodge benefits from a communal Owners' Lounge with a coffee bar, and a Guest Suite for visiting friends and family to stay. The attractive communal gardens provide you with outside space to enjoy with your neighbours.

This beautiful development is well located on Station Road, a quiet residential road, within easy walking distance of the High Street. The busy and thriving shopping area has a wide selection of national and local retailers alongside cafés, pubs and restaurants, all surrounded by attractive historic buildings.

A number of beautiful locations can be found in and around Totnes, offering relaxing places for a walk or a day out with the family. The surrounding countryside is beautiful and can be enjoyed on foot, via a river trip on the Dart or on the steam railway which runs along the stunning valley of the River Dart between Buckfastleigh and Totnes.

Excellent transport links are on hand to Exeter & Plymouth via train or bus while the airport in Exeter offers international flights. Elmhirst Lodge has everything nearby, with ample opportunities to travel further afield if you desire. However you choose to explore the local area, there are plenty of opportunities to spend more time with the ones who mean the most.

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.

Elmhirst Lodge has been designed with safety and security at the forefront, all apartments and communal areas have 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. Elmhirst 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.

Elmhirst 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

****ONE BEDROOM RETIREMENT APARTMENT WITH JULIET BALCONY****

Situated in the delightful development of Elmhirst Lodge is this wonderful Westerly facing one bedroom second floor apartment. The property offers deceptively spacious accommodation and is presented in very good order throughout.

The Living Room is a bright and airy room with a French door opening to a Juliet Balcony. There is ample space for living and dining room furniture.

The Kitchen is accessed via the Living Room and 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 with extractor hood over, a fridge, freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

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

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

Call us today to book your viewing at Elmhirst Lodge!



Features

- One bedroom second floor apartment with Juliet Balcony
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & Coffee Bar with regular social events
- Lift to all floors
- Buggy storage
- Landscaped grounds
- 24 hour Careline system for safety and security
- Owners private car parking
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager



Key Information

Service Charge (Year Ending 28th Feb 2026): £2,983.65 per annum.

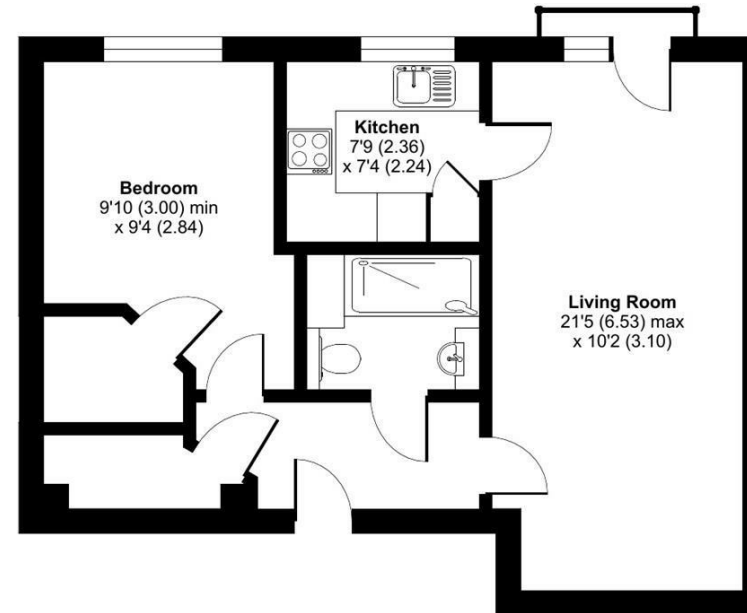
Council Tax Band C

999 year Lease commencing 2024

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, energy efficient heating, communal cleaning, apartment heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 544 sq ft / 50.5 sq m
For identification only - Not to scale



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1339686

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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