



Fitzford Lodge

O.I.R.O. £220,000

Modern | Bedroom Retirement Apartment, Tavistock

 | Bedroom

 | Bathroom

 | Reception Room

 EPC Rating: B (83)

  
MILLER  
TOWN & COUNTRY





- » Modern Churchill Retirement Development
- » Lift Access
- » One Double Bedroom
- » Spacious Living Room
- » Modern Kitchen & Bathroom
- » Communal Owners' Lounge & Kitchen
- » Communal Gardens
- » Owners' Parking

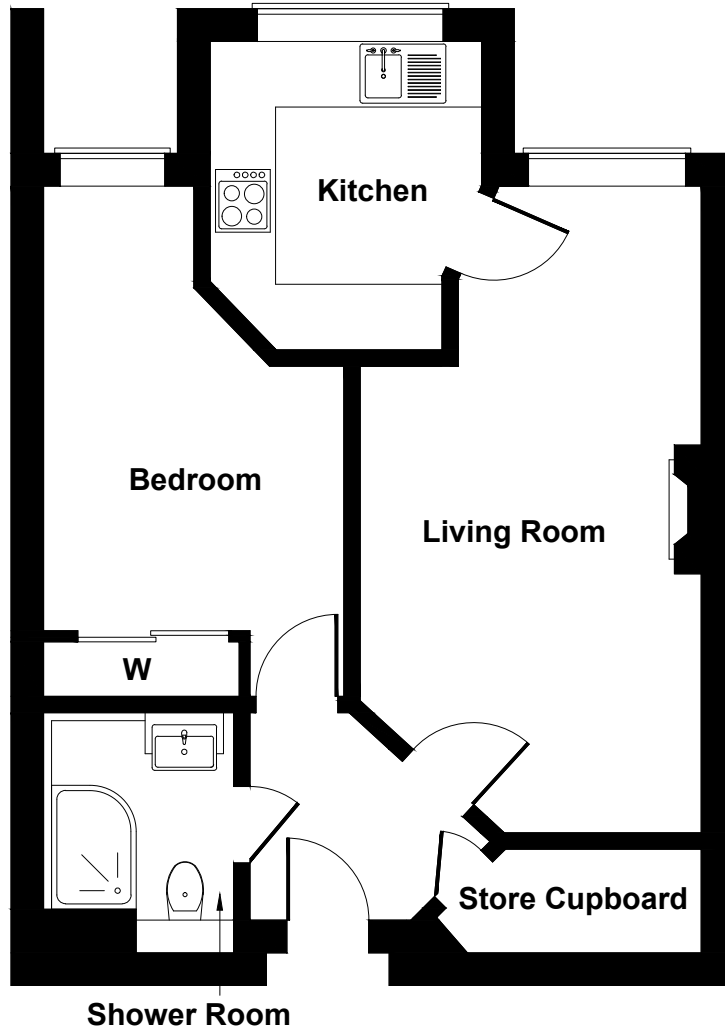
## The Property

Well-presented one bedroom retirement apartment located directly opposite the lift on the second floor of a modern Churchill development close to the town centre.

Inside the apartment, which is filled with natural light, there is an entrance hall with large store cupboard. The spacious living room leads into a modern kitchen with soft close drawers and cupboards. There is a built-in eye level cooker, electric hob and extractor hood, built-in fridge-freezer and built-in washer-dryer. The bedroom is a good size double with a built-in wardrobe and space for dressing table under the window and is adjacent to the modern shower room, with spacious cubicle and vanity cupboard.

Within the development, the owners have the use of all the communal facilities including the owners lounge and kitchen, as well as the use of the communal gardens and buggy store





## SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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## Accommodation

### Second Floor

Hallway

Store Cupboard 3'02" X 7'01"

Living Room 10'05" x 19'03"

Kitchen 7'07" x 9'05"

Bedroom 9'02" x 13'11"

Shower Room 6'09" x 5'03"

### Location

The development is situated on a level walk to the town centre with doctors' surgeries, and local shops very much on hand. The Meadows are directly opposite with riverside walkways and plenty of wildlife to enjoy and the bus station is also only a short walk away.

The beautiful scenery and outdoor pursuits of Dartmoor National Park are just a short drive away, and the amenities of Plymouth are just 15 miles to the south.

### Agents Note

Lease Length: 999 years commenced 01

February 2020.

Annual Service Charge: £3028.34

Annual Ground Rent: £575.00

Over 55's

**Services:** Mains electricity water and drainage.

**Tenure:** Leasehold

**Council Tax Band:** C





Communal Lounge



Communal Kitchen

Miller Town & Country | 01822 617243

2 Drake Road, Tavistock, Devon, PL19 0AU.

tavistock@millertc.co.uk | www.millertc.co.uk



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
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