



**£2,300 Per Month**

2 Bedroom, Apartment - Retirement

12a, Elmhirst Lodge Station Road, Totnes, Devon, TQ9 5NS

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# 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 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

\*\* Service Charges are included in the rent - No Ground Rent to pay \*\*

Rent a BRAND NEW Churchill Living retirement apartment in Totnes! Built by the award-winning Churchill Living, this stunning two bedroom BRAND NEW apartment is available to rent, on a long term basis, in this sought after development Elmhirst Lodge.

Priced at £2,300, call today to book your appointment to view.

Photographs, images, and computer-generated visuals are indicative only and are potentially not of the specific property. They are intended to provide a general impression of the development or style and should not be relied upon as statements of fact.



# Features

- \*\* Service Charges are included in the rent \*\*
- \*\* No Ground Rent to pay \*\*
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped gardens
- Owners' private car park
- Guest Suite available for your friends and family to stay in



# Key Information

OVER 60's RETIREMENT APARTMENT

LONG TERM TENANCY

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

Security Deposit:

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit:

A holding deposit equal to 1 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's rent.

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating:



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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