



Luscombe Maye
Since 1873

Elmhirst Lodge, Totnes

£525,000

2 2 1



DESCRIPTION

Luscombe Maye are delighted to bring to market this spacious and exceptionally well-maintained two bedroom apartment offering comfortable, independent living in a secure and welcoming community situated within the sought-after retirement living development, Churchills. The property enjoys light-filled accommodation throughout, with attractive elevated views over Totnes town and countryside.

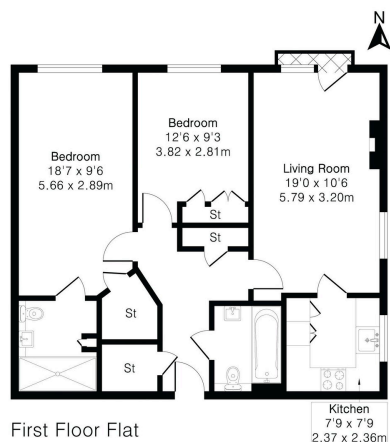
The heart of the home is the generous dual-aspect living/dining room, a bright and inviting space with large windows allowing natural light to flood in, creating the perfect setting for both relaxing and entertaining. The separate kitchen is thoughtfully designed with a range of fitted units and work surfaces, providing practical and convenient meal preparation space.

The apartment boasts two well-proportioned bedrooms, offering flexibility for visiting family and friends, a home office, or hobbies room. The principal bedroom benefits from ample space for freestanding furniture in addition to the walk-in wardrobe, and enjoys a generously sized ensuite bathroom with walk-in shower, WC and hand basin. A separate family bathroom serves the rest of the accommodation, complemented by an abundance of built-in storage cupboards throughout.

Designed specifically for later living, residents can enjoy the peace of mind of a retirement community while retaining complete independence. The development is ideally located for local amenities and transport links, making everyday life both convenient and enjoyable.



Approximate Gross Internal Area 798 sq ft - 74 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Two Bedroom Apartment
- Retirement Living Property
- Ample Storage Throughout
- Secure Door Entry System
- Guest Suite Available Nationally (T&Cs)
- Dual Aspect Windows w Countryside Views
- Master Bedroom with Ensuite
- 24 Hour Support System
- Parking Available
- Exclusively For The Over 60's



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com