



1 Golesworthy Meadow



1 Golesworthy Meadow, Clapper Lane

Honiton, EX14 1FA

Town location | Exeter 17 Miles | Sidmouth 9 miles

A brand new three storey, 3 bedroom end terrace townhouse with open plan living area and private allotment.

- 3 bed end terrace
- Open plan kitchen/dining/living area
- Ensuite to bedrooms 1 and 2
- Garden and allotment space
- EPC rating C
- Layout over 3 storeys
- Downstairs WC area
- Family bathroom
- Freehold
- Council tax band TBC

Guide Price £395,000

SITUATION

An exclusive collection of 10, three bedroom, three storey townhouses located near the centre of Honiton.

Honiton is a lively, historic market town in East Devon located along the River Otter and positioned on the edge of the Blackdown Hills. The town offers excellent local amenities including supermarkets, shops, cafes, restaurants and leisure facilities. The town also provides a range of well regarded schools serving both primary and secondary education.

Honiton is exceptionally well connected, with direct rail links to Exeter and London Waterloo, alongside convenient access to the A30, providing excellent transport connections across Devon and beyond. Exeter Airport is also situated less than 20 minutes away, offering a range of domestic and international flights.



DESCRIPTION

A brand new three storey, three bedroom end terrace townhouse with open plan kitchen, living and dining area on the ground floor with doors opening out onto the patio and garden. The floor also benefits from a WC and additional storage cupboard.

The first floor offers two generously sized bedrooms, one with an ensuite and a stylish family bathroom serving the third bedroom.

The top floor features a spacious bedroom, enhanced by Velux windows that fill the space with natural light, alongside a modern ensuite.

OUTSIDE

This property benefits from an allocated parking space to the rear of the property, garden with patio area and private allotment.

OTHER CONSIDERATIONS

Show Home available to view by appointment only

Standard construction

Build Zone warranty

Service charge payable - Contact Stags for more information.

Floor plan is for guidance only and may vary depending on the plot.

SERVICES

Mains electric, water and drainage

Underfloor heating

Passive Solar

EV car charger included

Broadband estimated speed up to 1800 Mbps. Mobile coverage from EE, Three, O2 and Vodafone likely.

VIEWINGS

Strictly by prior appointment with Stags Honiton office on 01404 45885.

DIRECTIONS

The development can be found on Clapper Lane, off the High Street.

What3words: ///blunt.give.pulled



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area = 112.3 sq m / 1209 sq ft

Ground Floor **First Floor** **Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307137)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	83
EU Directive 2002/91/EC			

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885