



HARRISON  
LAVERS &  
POTBURY'S



# 55 Meadow Acre Road Gittisham EX14 3FE

## £275,000 FREEHOLD

**A beautifully presented modern, semi-detached house, well-appointed throughout and with an NHBC guarantee until 2031.**

Presented in beautiful decorative order, this modern semi-detached house has gas central heating, uPVC double glazing, along with contemporary fixtures and fittings. Once inside the entrance hallway has Karndean flooring in a herringbone design which extends into the kitchen and sitting room. There is space for coats and shoes and a cloakroom/WC under the stairs. The kitchen is fitted with an excellent range of units, providing plenty of storage along with a built-in oven, hob, fridge/freezer and space, behind a matching cupboard door, for a washing machine. The sitting/dining room features patio doors opening into the rear garden and a media wall that is available by negotiation.

On the first floor, the main bedroom is of a good size with a window overlooking the rear garden and a range of wardrobes. There is a second double bedroom with built-in storage and between the two rooms is a well-appointed bathroom with mains shower.

The house benefits from a particularly good size rear garden, enjoying a south easterly aspect. A patio adjoins the house with plenty of space for entertaining, there is a side gate to the driveway, a timber garden shed and a good size area of enclosed lawn garden. To the side of the house, a private driveway provides parking for at least two cars.







The property is less than two miles from the centre of Honiton and as such, a broad range of amenities to include numerous independent shops and High Street chains, a Tesco Superstore, mainline railway station to Exeter, and London and a number of public houses and restaurants are within a short drive. The commute to Exeter is around 13 miles along the A30, with Sidmouth and the Jurassic Coast just under 9 miles away.

**SERVICES** Mains gas, electricity, water and drainage are connected.

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 2000 mbps. The current owners have full fibre. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - February 2026.

**OUTGOINGS** We are advised by East Devon District Council that the council tax band is C.

**SERVICE CHARGE** There is an annual charge for the maintenance of green spaces on the estate - £15.28 per month. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

**DECLARABLE INTEREST** The property is offered for sale by an employee of Harrison Lavers & Potbury's.

**EPC: B**

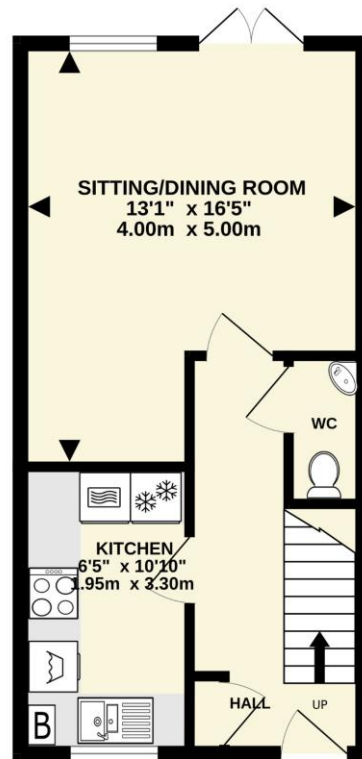
**POSSESSION** Vacant possession on completion.

**REF: DHS02628**

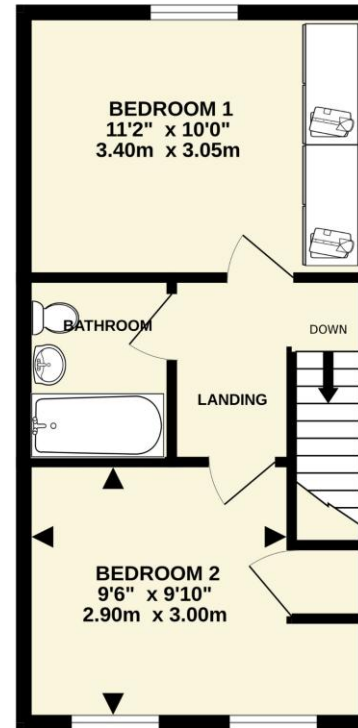
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



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