



8 Galesworthy Meadow

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Clapper Lane, Honiton, EX14 1FA

Town centre location | Exeter 17 Miles | Sidmouth 9 miles

A brand new, energy efficient three storey, three bedroom mid terrace townhouse, featuring an open plan living area and private allotment.

- 3 bed mid terrace
- Open plan kitchen/dining/living area
- Family bathroom
- Air Source Heat Pump
- Freehold
- Layout over 3 storeys
- Ensuite to bedrooms 1 and 2
- Garden and allotment space
- Solar PV panels
- EPC rating B & Council tax band TBC

Guide Price £375,000

SITUATION

Perfectly positioned within easy walking distance of both bustling Honiton High Street and the open Devon countryside, Golesworthy Meadow is an exclusive collection of ten spacious, light filled three bedroom homes, thoughtfully designed for modern living.

South facing and carefully arranged to create a welcoming sense of community while preserving privacy, the homes combine generous natural light with a warm, timeless interior palette of high quality natural materials including slate and oak.

Designed with comfort and energy efficiency in mind, the houses feature excellent insulation, generous ceiling heights, double and triple glazing, PV panels, air-source hot water systems and EV charging infrastructure. Their south facing orientation, combined with efficient heat storage and thoughtful design, helps to reduce energy bills and environmental impact.

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 mid 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

EPC rating B

Build Zone warranty

Double and triple glazing

South facing to maximise heat gain

Enhanced insulation to minimise heat loss

Integrated appliances in the kitchen included

High quality natural slate and engineered oak flooring throughout

Service charge payable - Contact Stags for more information.

The internal photos are to show the finish only and are taken from a similar property.

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

SERVICES

Mains electric, water and drainage

Air Source Heat Pump

Underfloor heating to each floor

Solar PV panels

Provision for EV Charging

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



Floor plan: Plots 8, 9 and 10

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

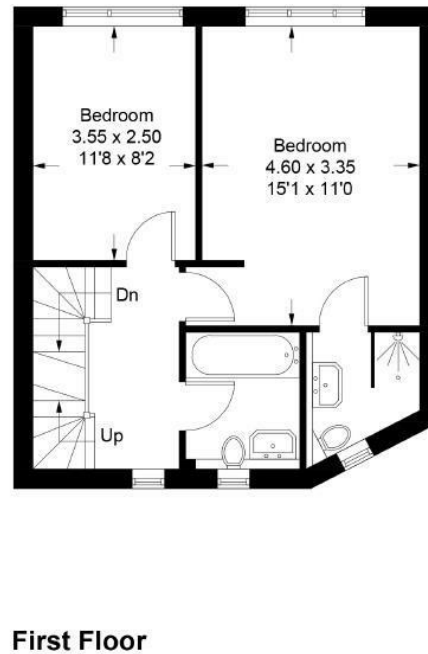
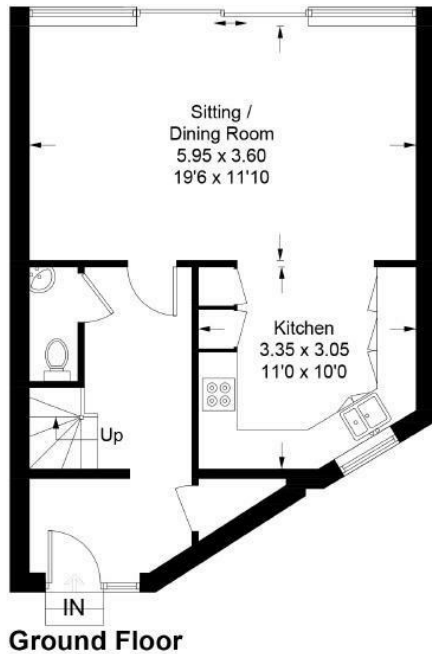


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307137)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B		86	86
(49-60) C			
(34-48) D			
(19-33) E			
(2-18) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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