



£415,000 Guide Price

Meadow Acre Road, Honiton EX14 3FE

Detached House | 4 Bedrooms | 3 Bathrooms

Landline:- 01392 469333



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Step Inside

Key Features

- IMMACULATE 4 BEDROOM DETACHED HOUSE
- GARAGE & DRIVEWAY FOR 2 CARS
- LARGE MODERN KITCHEN DINER
- SPACIOUS LOUNGE
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- MASTER BEDROOM WITH ENSUITE
- ENCLOSED REAR GARDEN
- LEASEHOLD
- COUNCIL TAX E

Main Particulars

* 4 BEDROOM DETACHED HOUSE* GARAGE WITH DRIVEWAY* ENCLOSED REAR GARDEN* LARGE MODERN KITCHEN/DINING ROOM* LOUNGE* MASTER BEDROOM EN-SUITE* FAMILY BATHROOM*

The property is situated on the Hayne Farm Development in Gittisham which offers a wide range of amenities including a main line railway station, regular bus services and a variety of shops. The A30 is close by, providing access to Exeter , Cornwall, Taunton and the M5. Just 10 miles from Hayne Farm is the cosmopolitan city of Exeter, with its host of well known high street shops in the pedestrianised city centre. Honiton has a number of well-regarded places to eat and drink. If you're looking for lunch or a lovely meal out, nearby highlights include Michelin-starred The Pig at Combe, the ever-popular River Cottage Café & HQ near Axminster, or experience the essence of country living at Deer Park Country House Hotel. On the doorstep of Hayne Farm is Bartlett's Farm Shop & Coffee Shop, and its delicatessen which is definitely worth a visit.

To the front of the property is a gravelled area for low maintenance with mature bushes, steps and railings leading to the UPVC front door with glazed side panel into the hallway...

Hallway - The property opens to a spacious light and airy hallway with a UPVC window to the side aspect, smoke alarm and beautifully carpeted flooring giving access off to the reception room, cloakroom and kitchen with stairs to the first floor, storage cupboard below, doors leading to

Living Room - Through glazed double doors, is a lovely light and airy lounge which enjoys a large UPVC bay window to the front aspect, two radiators and neutral coloured carpet.

Cloakroom - The cloak room fitted with matching low level white W.C and wall hung basin, tiled splashback, radiator, light coloured karndean flooring, downlighters in the ceiling and extractor fan.

Kitchen/Diner - This contemporary room is fitted with a range of high gloss cream wall and base units topped with a wood effect worktop. It has a built in double oven with an induction hob and a cooker hood over, a stainless steel sink and a half with drainer and mixer taps, built in, dishwasher, washing machine, built in fridge and freezer, radiator. A set of UPVC French doors open out to the rear garden and the floor has been finished with light coloured karndean flooring. A central breakfast bar host further storage and separates the kitchen from the dining area, in this area there is plenty of space for a good size dining table, a UPVC window to the rear aspect, tv point, phone point, radiator and under stair storage.

Stairs to the first floor - As you go up the carpeted stairs there is a UPVC window to the side aspect, on this beautiful spacious square landing directly to your right is the airing cupboard with hot water cylinder, loft hatch above with ladder, radiator, smoke alarm and doors leading to

Bedroom 3 - A double bedroom with UPVC window to the rear, radiator, carpet, plenty of room for a wardrobe and other bedroom furniture.

Master Bedroom En-suite - To left as you walk into the master bedroom is a door which takes you into the en-suite, a spacious room with a fully tiled large shower cubicle and tiling halfway around the rest of the walls, matching white back to the wall low level W.C and wall hung basin, heated towel rail, light coloured karndean flooring, shaving point, extractor fan. The bedroom is a lovely spacious room with space for two double wardrobes and other bedroom furniture, UPVC window to the rear aspect, phone point, carpeted flooring and radiator.

Family Bathroom - The family bathroom has been fitted with a white bathroom suite with shower over the bath and matching white low level back to the wall W.C and

wall hung basin and finished with neutral wall tiling half way around the walls and fully tiled around the bath, heated towel rail, light coloured karndean flooring, down lighters in the ceiling and extractor fan.

Bedroom two - Double room with window to the front aspect, radiator, carpet flooring room for a double wardrobe and other bedroom furniture.

Bedroom four - The smaller of the rooms but still a spacious single with views out to the front aspect through a UPVC window, radiator, carpet flooring and has a built in storage cupboard.

Garden - The south facing garden is mainly laid to lawn with a patio ideal for alfresco dining, it has two large gravel areas to the back and right hand side of the property, there are various shrubs and potted plants to either side of the lawn in the borders, an outside tap and outside lighting. A path runs along the width of the property with steps up to a gate at the rear of the property providing access to the garage and driveway.

Garage - The single garage is fitted with light and power with a up and over door, to the front of the garage is a tarmac driveway with room to park 2 cars.

Leasehold Council Tax Band E

The Lease is for 125 years from the 19/7/2019.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



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