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Unit 5

## Unit 5, Weston Mews Development, Weston, Honiton, Devon, EX14 3PF



Honiton 2 Miles | Sidmouth 9 Miles | Exeter 17 Miles

Nestled within an exclusive private development on the fringes of Honiton, an exceptional and beautifully designed contemporary home, set within a thoughtfully landscaped courtyard setting.

- Exclusive Mews Development
- Barn Conversion Styling
- Energy Efficiency
- Architectural Design
- Well Proportioned Outdoor Spaces
- Allocated Parking
- 10 Year Warranty
- Modern Heating System
- Council Tax Band - TBC
- Freehold

Guide Price £650,000

### SITUATION

A superb opportunity to buy a high-quality new home in a desirable village on the western fringes of Honiton, a thriving East Devon market town with excellent amenities and transport links.

### DESCRIPTION

Unit 5 forms part of an exclusive development by Nest Modern Homes, renowned for delivering beautifully crafted contemporary homes across the South West for over 20 years. This private collection of five energy-efficient homes has been thoughtfully designed to offer high-specification, low-maintenance living tailored to modern lifestyles.

Designed with space and versatility in mind, the property features a stunning open-plan kitchen and dining area, with French doors seamlessly connecting to the garden. A well-proportioned sitting room provides a welcoming space for relaxation, while a convenient cloakroom completes the ground floor. Upstairs, there are three generous double bedrooms, a superb principal suite with an en-suite shower room to the master bedroom and one single bedroom along with a stylish family bathroom.

Finished to an exacting standard, the home benefits from air source heat pump heating, high levels of insulation, and allocated parking for two vehicles.

### OUTSIDE

The development is set around a shared inner courtyard, creating a welcoming sense of space and privacy. Each home benefits from a private rear garden, providing a perfect balance of communal and secluded living.

### CONSTRUCTION

High Performance Timber Frame.

### FLOOD RISK

Gov.co.uk have listed the flood risk as 'Very Low' which is the lowest classification.

### OTHER CONSIDERATIONS

The property sits within an attractive development of five homes, further planning permission has been submitted by the developer on an adjoining piece of land to build a further three homes. Planning permission documents can be viewed on the local council's website.

Some photos have been staged using AI.

### SERVICES

Mains electricity, water and drainage.  
Heating via Air source heat pump.  
Ofcom predicted broadband services - Broadband speed up to 1000 Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal (Limited): Three, EE, O2 & Vodafone. External: Three, EE, O2 & Vodafone.  
Local Authority: East Devon District Council.

### VIEWINGS

Strictly by prior appointment with Stags Honiton office.

### DIRECTIONS

From Honiton head in a westerly direction, just before joining the A30 turn left onto the Heathpark Industrial Estate. At the T-junction turn right following the signs to Weston. At the next T-junction turn right signposted Weston, follow the road over the A30 and into the village. Go over the bridge with The Otter Inn on your right-hand side, after a short distance you will pass Heron Farm. The development is approximately 100 yards after this on the left.

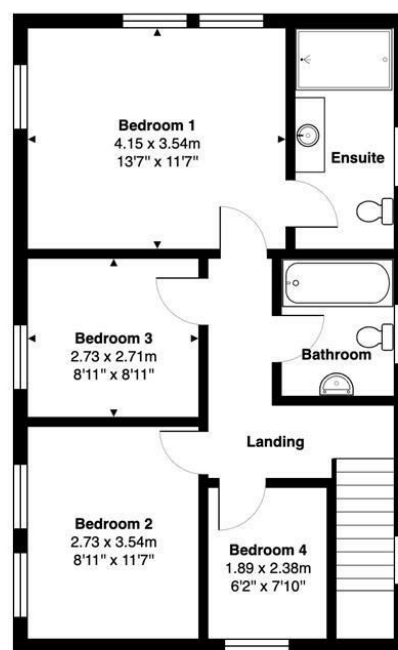




Weston Mews, Weston, Near Honiton



Ground Floor



First Floor

Total Area: 130.7 m<sup>2</sup> ... 1406 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.



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