



Hayne Farmhouse Hayne Lane, Gittisham, Honiton,
Devon EX14 3PD

Newly decorated detached family house on the
edge of Honiton.

Honiton Train Station 2 miles; Exeter (J29) 13 miles

• Two Reception Rooms • Modern Kitchen / Breakfast Room • Five Bedrooms • Private Driveway /
Parking / Gardens • A Pet (terms apply) / Children Considered • Available Immediately on Unfurnished
Basis • 12 Months Plus • Deposit: £2,076 • Council Tax Band: E • Tenant Fees Apply

£1,800 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES

Part glazed door leads to;

ENTRANCE

With rush matting and stairs rising.

FAMILY ROOM

13'1" x 13'10" (12'3")

Dual aspect with open fire, television point, radiator and newly fitted carpet.

SITTING ROOM

20'11" x 13'11" (10'11")

Dual aspect room with inglenook fireplace with inset woodburning stove, door to under stairs cupboard, television point, radiator and newly fitted carpet.

REAR HALLWAY

Solid door to rear, radiator and vinyl floor.

KITCHEN / BREAKFAST ROOM

14'5" x 12'9"

Dual aspect with a range of modern wall, base and drawer units, wood effect worksurface with ceramic sink unit, space for electric range cooker, washing machine and fridge freezer, radiator and vinyl floor.

BOOT ROOM / OFFICE

17'5" x 10'1"

Ideal home office / play room / boot room with flag stone floor, door to storage cupboard and radiator.

CLOAKROOM

Comprising low level WC, pedestal wash hand basin, radiator and vinyl floor.

STAIRS AND LANDING

Stairs lead to landing with walk in airing cupboard, loft hatch, radiator and newly fitted carpet.

BEDROOM ONE

13'1" x 13'9" (12'6")

Dual aspect double with television points, radiator and newly fitted carpet.
Door to;

EN-SUITE

White suite comprising shower cubicle, vanity wash had basin and WC, radiator with towel rail and vinyl floor.

FAMILY BATHROOM

White suite comprising p-shaped bath with electric shower over, shower screen, pedestal wash hand basin, low level WC, radiator with towel rail and vinyl floor.

BEDROOM THREE

10'11" x 9'3"

Double with radiator and newly fitted carpet.

BEDROOM TWO

13'10" x 12'8" (8'8")

Large double with television point, radiator and newly fitted carpet.

Door leads into small inner area which looks over the stairs with radiator and carpet.

BEDROOM FOUR

13'3" x 9'5" (12'9")

Dual aspect double with radiator and newly fitted carpet.

BEDROOM FIVE

13'10" x 7'10"

Double with radiator and newly fitted carpet.

OUTSIDE

The property is approached via a 5 bar gate to the drive with parking for a number of vehicles, pedestrian gate leads around to the side and rear of the property.

Adjacent to the rear of the house is a covered area (2.77 x 6.50) with concrete floor and pedestrian gate to the rear garden.

Boiler room with oil fired boiler, power and light.

The garden is set to the side and rear of the property and is laid to lawn with paved seating areas and mature trees and shrubs.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Oil fired central heating, open fire and wood burner

Ofcom predicted broadband services - Standard: Download 9 Mbps, Upload 0.9 Mbps.

Superfast: Download 53 Mbps, Upload 10 Mbps.

Ofcom predicted mobile coverage for voice and data: EXTERNAL (Likely) EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band E

SITUATION

Hayne Farm is situated on the outskirts of Honiton. The historic market town offers an excellent range of day-to-day facilities including shops, schools, restaurants, public houses, a Tesco



superstore, leisure centre with swimming pool and a mainline railway station providing a regular service to London Waterloo. The nearby picturesque village of Gittisham offers a warm and welcoming community, centred around a vibrant village hall and an historic parish church. The village is well connected with a local bus service, while nearby attractions include the renowned Michelin-starred restaurant, The Pig at Combe. Also close at hand are Heron Farm, The Combe Garden Centre and a choice of excellent farm shops and eateries, ensuring a wonderful balance of rural charm and convenience. The property is well connected to the A30 which provides swift access to the M5 motorway and the Cathedral City of Exeter, with its extensive cultural, educational and retail opportunities.

AGENTS NOTES

Please note that the land behind the property is currently being developed as part of the ongoing Hayne Park housing development.

Whilst the property is situated adjacent to some disused building which was previously Hayne Farm Shop - there are no plans for these building to be used in the near future and will remain empty.

DIRECTIONS

From Honiton heading in a westerly direction and just before joining the A30 turn left into the Heathpark Industrial Estate. At the T-junction turn right following the signs to Weston, at the next T-junction turn left. Follow the road under the bridge, take the left turn onto Hayne Lane follow the lane for a short distance and the property can be found on the right handside just before you had up the hill.

What3Words: ///elated,partly,tingled

LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £1,800 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,850pcm. DEPOSIT: £2,076 returnable at end of tenancy, subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. A Pet (terms apply)/Children Considered. Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if

any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHT BILL

The implementation date of the forthcoming Renters Right Bill has been announced and confirmed for 1st May 2026. It is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at [stags.co.uk](https://www.stags.co.uk). Additional information is available on the official government website at www.gov.uk.





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. Tenants 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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		47	89
EU Directive 2002/91/EC			