



5 Higher Ash Close



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Gittisham, Devon, EX14 3FU

what3words: ///surprise.trail.habits

An attractive modern family home, situated in a quiet residential cul de sac location on the edge of Honiton

- Four Bedrooms
- Open Plan Kitchen/Dining Room
- Family Bathroom
- Low Maintenance Garden
- Council Tax Band E
- Principal En-Suite
- Spacious Living Room
- Single Garage
- Freehold

Guide Price £460,000

SITUATION: This beautifully presented modern family home is situated in Higher Ash Close, within the popular Hayne Farm development. The area is known for its attractive surroundings, green spaces, and semi rural feel, while still being conveniently positioned for everyday amenities. Hayne Farm benefits from easy access to the A30, providing excellent links to Exeter and the wider East Devon area, and Honiton railway station, which offers mainline services to London Waterloo.

DESCRIPTION: The entrance hall has a built-in storage and a modern cloakroom. The spacious living room features an attractive bay window providing excellent natural light, while the open-plan kitchen/dining room forms the heart of the home. Fitted with a comprehensive range of units and integrated appliances, it is ideally suited to both family living and entertaining.

On the first floor, the principal bedroom benefits from an en suite shower room, with three further well proportioned bedrooms served by a contemporary family bathroom.

OUTSIDE: An attractive, low maintenance garden, predominantly laid to lawn and complemented by a patio area, providing an ideal space for outdoor dining and relaxation. A side gate offers access to a detached single garage, which benefits from a convenient side door leading into the garden. To the front of the garage is a private driveway providing parking for two vehicles.

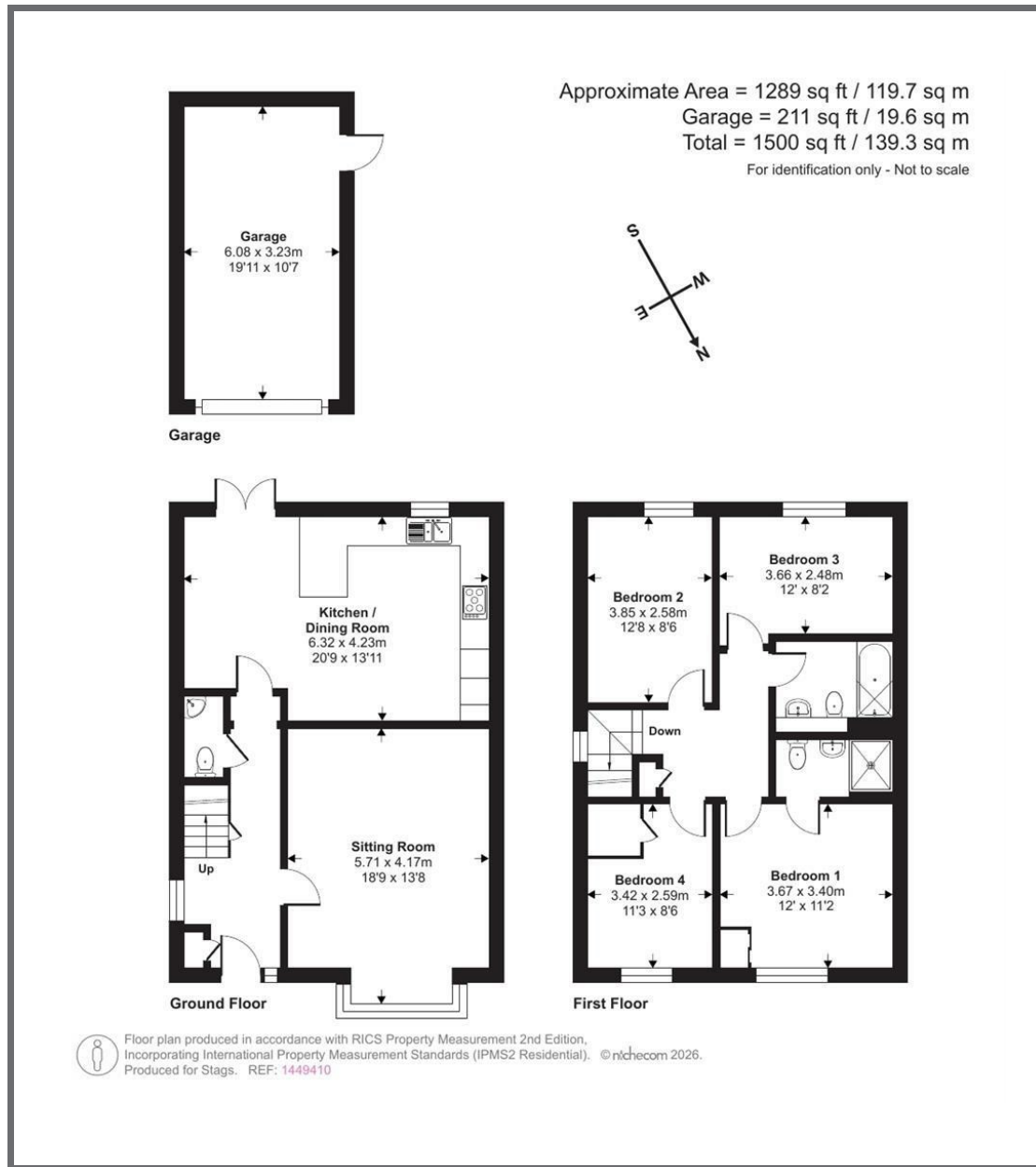
SERVICES: All mains services connected. Gas central heating. Good mobile signal with all major networks (Ofcom, 2026). Standard, Superfast and Ultrafast broadband is available at the property.

RESIDENTIAL LETTINGS: If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.





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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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