



Borderlands Green Lane



STAGS

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Raymonds Hill, Axminster, Devon, EX13 5TD

What3Words: ///barks.intervene.jets

A three bedroom detached house with ample parking and set in half an Acre.

- No Onward Chain
- Three Bedrooms
- Private Driveway
- Half an Acre
- Freehold
- Peaceful Setting
- Modern Conservatory
- Garage
- Woodland Views
- Council Tax Band F

Guide Price £650,000

SITUATION

Borderlands is located in the village of Raymonds Hill which is only a mile east from the busy market town of Axminster. Raymonds Hill has a public house. Whilst Axminster has a good variety of shops, including a Tesco supermarket and River Cottage Canteen, schooling and recreational facilities, swimming pool and a railway station on the London Waterloo line. The south coast at Lyme Regis is 2.5 miles and the coastline at Lyme has been declared a World Heritage site. The property is close to the East Devon Area of Outstanding Natural Beauty.

DESCRIPTION

The property has been enhanced by the current owner in recent years, with improvements including replacement windows, a recently fitted kitchen, a new conservatory, together with rewiring and partial replumbing.

The accommodation is well arranged, comprising a sitting room with a bay window and doors opening onto the terrace, a separate reception room, a kitchen/dining room, study and conservatory. On the first floor, the principal bedroom benefits from an en suite shower room, alongside two further bedrooms and a family bathroom.

OUTSIDE

The property is approached via a driveway providing ample off-road parking and access to a larger than average single garage. The gardens are mainly laid to lawn with a range of mature trees and shrubs, enjoying a pleasant woodland backdrop. A summerhouse provides useful additional storage or workspace. A generous decked terrace, accessed from both the sitting room and conservatory, offers an excellent space for outdoor seating and entertaining.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Ultrafast broadband available. Good outdoor signal with all major networks (Ofcom, 2026).

AGENTS NOTE

Uplift: 20% payment on completion of an additional property, expires 2036.

Covenant: An additional property cannot be built without consent of the owner of Littleacre.





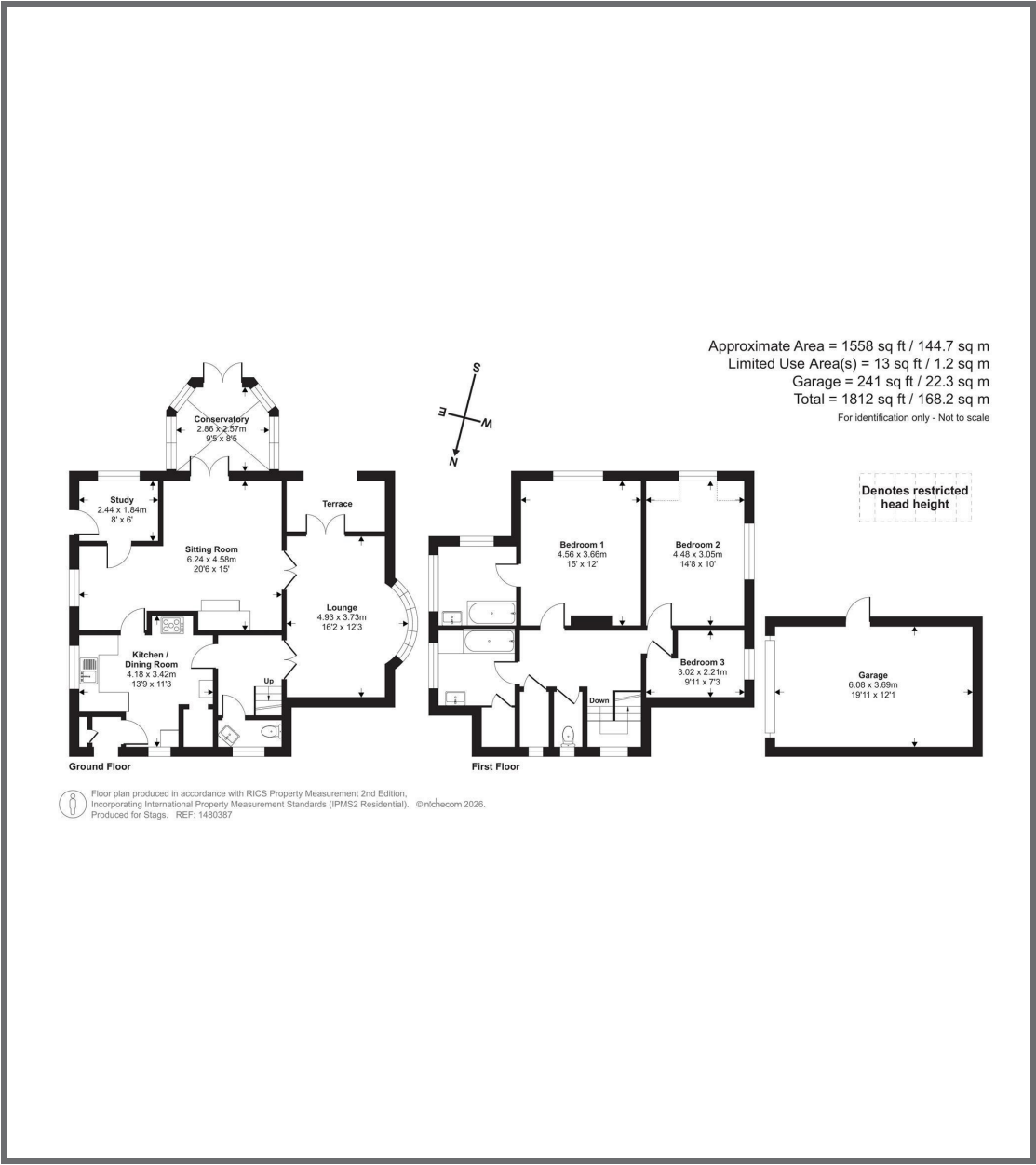
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	43	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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