



A DETACHED BUNGALOW SITED WITHIN 1.25 ACRES, IN THE POPULAR AREA OF RAYMONDS HILL. POSSIBLE DEVELOPMENT POTENTIAL.



Devonacre, Charmouth Road, Raymonds Hill EX13 5SZ  
Guide Price £565,000

- Detached Bungalow
- Set within 1.25 Acres
- 3 Bedrooms
- Lounge
- Kitchen and Utility
- Conservatory
- Family Bathroom and Shower Room
- Extensive Gardens with Various Outbuildings and Stores
- Driveway Parking



Devonacre is a detached bungalow, sited within approximately 1.25 acres and occupying a favoured position at Raymonds Hill close to commuter links and equidistant to both Lyme Regis and Axminster.

The bungalow is generally in good order and condition throughout, with the possibility of reconfiguring the existing layout or extension subject to necessary consents being obtained.

The gardens and land are a real feature, with vast swathes of lawn and mature trees throughout, with further outbuildings and stores serving a variety of purposes depending on preference and needs. Given the size of the total land and acreage, there would be possible development potential given its orientation and access, although interested parties would need to make their own enquiries.



### The Accommodation Comprises:

#### Entrance Porch

With tiled flooring and front entrance door to:

#### Lounge

24' x 14'1" (7.32m x 4.29m)

Carpeted, dual aspect double glazed windows and french door to outside, TV point, 2 radiators, woodburner. Door from lounge to:



#### Inner Lobby

With door off to:

#### Bathroom

With laminate flooring, obscured glazed windows to side, fully tiled, corner bath with shower over, pedestal hand basin, WC, 'Dimplex' wall heater.

Further door from lobby to:

#### Kitchen

21'7" x 9'9" (6.58m x 2.97m)

With part laminate and part tiled flooring, double glazed window to side, matching solid wood wall and base units with laminate worktop and inset stainless steel 1.5 bowl sink and drainer, space for range cooker. Doors off kitchen to:



### Side Porch

With laminate flooring, door to outside.

### Utility Room

7'3" x 6'5" (2.21m x 1.96m)

With tiled floor, double glazed window to side, base unit with space and plumbing for washing machine, wall mounted 'Glowworm' boiler, pantry cupboard.

Doorway from kitchen to:

### Rear Hall

With skylight, laminate flooring, airing cupboard and doors off to:

### Bedroom 1

12'8" x 10'8" (3.86m x 3.25m)

With laminate flooring, vertical radiator, double glazed window to side, built in wardrobes.

### Shower Room

Fully tiled with obscured double glazed window, vanity unit with inset hand basin and WC, walk in shower cubicle, heated towel rail.

### Bedroom 3

10'10" x 9'7" (3.30m x 2.92m)

With laminate flooring, radiator, double glazed window.

### Bedroom 2

12'5" x 11' (3.78m x 3.35m)

With laminate flooring, radiator, built in wardrobes with mirrored sliding doors. Sliding doors to:

### Conservatory

16'4" x 8'4" (4.98m x 2.54m)

With laminate flooring, radiator, ceiling fan light, double glazed doors to outside, glazed door to Utility Room.

### OUTSIDE

Devonacre is situated within the popular area of Raymonds Hill, within easy commuter reach of both Lyme Regis and Axminster in the opposite direction. The bungalow is approached off Charmouth Road via the driveway for the property, which leads to the side elevation where there are a number of timber outbuildings, stores and garage. A pathway provides access to the front entrance porch, with the frontage of the land being laid to lawn with mature specimen trees and shrubs, a raised decked area to the front and side of the property and feature pond. From here, a hard standing pathway leads to the side part of the garden (also linking to the side aspect of the property), which is again laid to lawn with mature trees and greenhouse. The rear aspect of the outside space is again lawned, with specimen trees and shrubs interspersed, with a timber store to one side. The land totals approximately 1.25 acres which is enclosed by a combination of high hedging and timber fencing.



## MATERIAL INFORMATION

Local Authority: East Devon District Council  
Council Tax Band: F  
Tenure: Freehold

## SERVICES

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: LPG fired central heating

Broadband and Mobile Signal/Coverage: See [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## VIEWING

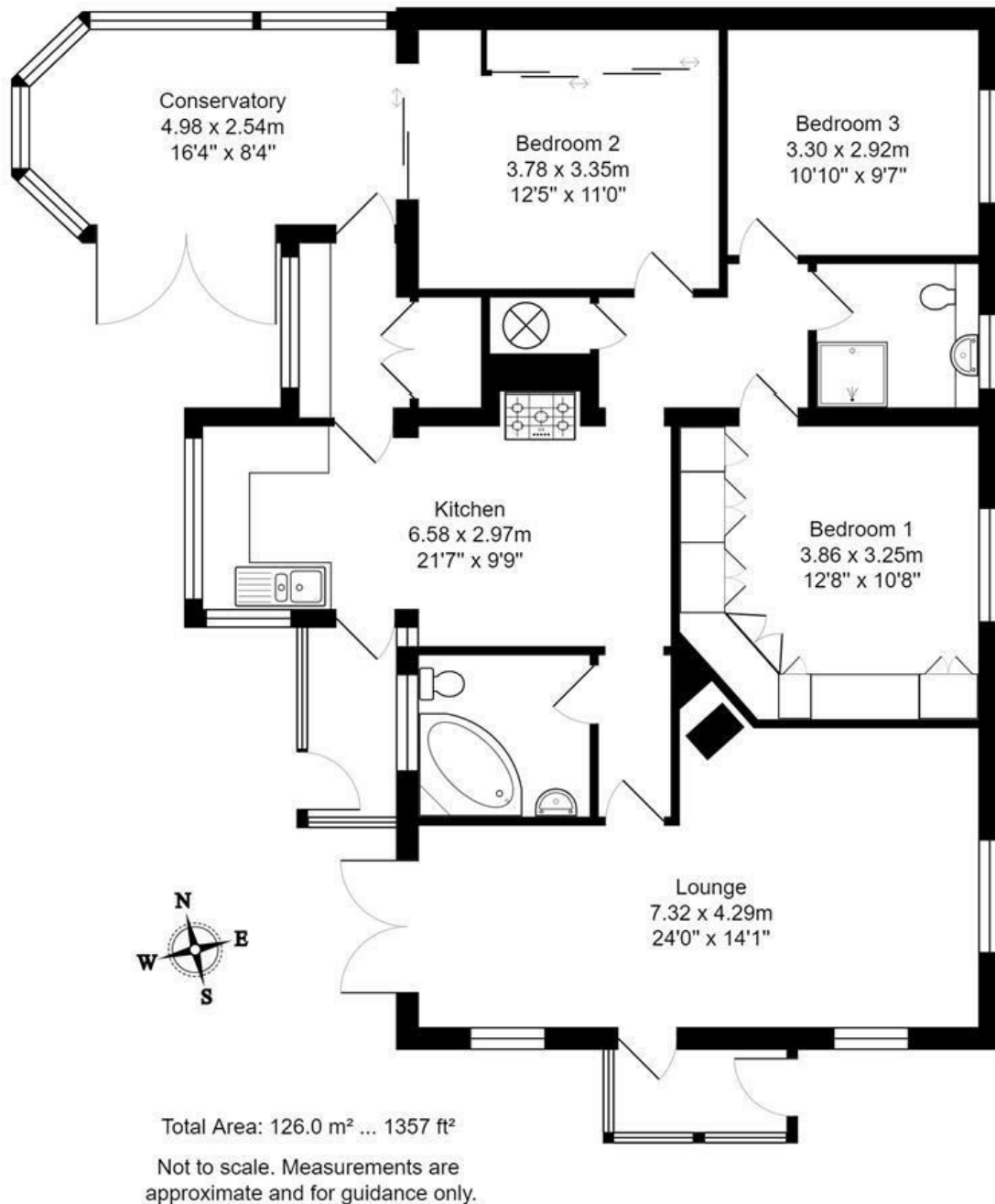
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

## DIRECTIONS

Proceed into Silver Street just after our office, continuing and merging into Uplyme Road and Lyme Road thereafter. Proceed through Uplyme and Yawl, and upon reaching the junction at Raymond's Hill, turn right onto the A35. Continue for approximately 150 yards and just before the turning for Green Lane, the property will be found on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	33 F	
1-20	G		



**NOTES:**

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
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