



Borderlands Green Lane, Raymonds Hill, Axminster,  
Devon EX13 5TD

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A beautifully presented unfurnished three bedroom  
detached house set in its own gardens.

Lyme Regis 2.5 Miles; Axminster 2.5 Miles

• Two Reception Rooms • Conservatory • Kitchen • Lovely Gardens / Garage /  
Parking • Available Mid August • A Pet (terms apply) / Older Child Considered • 12  
Months Plus • Deposit: £1,846 • Council Tax Band: F • Tenant Fees Apply

£1,600 Per Calendar Month

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)



## ACCOMMODATION INCLUDES

Front door leads to;

### HALLWAY

7'11" x 6'0"

A good sized space with fitted carpet and door to;

### SITTING ROOM

8'0" (13'4") x 20'8" (11'11")

L-shaped dual aspect room with brick fireplace and inset electric fire, radiators, television and telephone points, fitted carpet, double doors to conservatory and glazed doors to dining room.

### CONSERVATORY

9'4" x 8'1"

Triple aspect with radiator and fitted carpet. Double doors lead to the decked area and garden.

### DINING ROOM

16'2" x 13'0"

Bay window over looking the garden with radiator and fitted carpet. Double doors lead to a covered patio area and onto the decking. Glazed doors to;

### INNER HALL

With stairs rising, coat hooks, radiator, fitted carpet, door to kitchen and door with step down to cloakroom.

### CLOAKROOM

Comprising low level W.C, wash hand basin, mirror, and area under the stairs for storage.

### KITCHEN

Comprising modern wall, base and drawer units, wood effect worksurface with inset stainless steel sink unit, walk in pantry with shelving and space for washing machine. Range electric cooker set within the old chimney breast, tiled flooring throughout, part glazed side door leads to a cover porch area with tiled flooring and storage cupboard.

### STAIRS AND LANDING

Stairs rising to a good sized landing with fitted carpet, door to large storage cupboard, loft hatch (this is not included in the tenancy) and doors to;

## BEDROOM ONE

15'0" (14'0") x 12'0"

Good sized double with radiator, telephone point and fitted carpet.

Door to;

## EN-SUITE

Dual aspect room with white suite comprising bath with electric MIRA power shower, shower screen, pedestal wash hand basin, mirror, shaver light/socket and fitted carpet.

## BEDROOM TWO

14'7" x 9'11"

Dual aspect double with radiator and fitted carpet.

## BEDROOM THREE

7'3" (3'9") x 9'10" (6'6")

Single bedroom or ideal home office / walk in dressing room with radiator and fitted carpet.

## CLOAKROOM

Separate low level W.C with fitted carpet.

## FAMILY BATHROOM

White suite comprising bath with shower over, shower screen, pedestal wash hand basin, mirror, shaver light/socket, heated towel rail, vinyl floor, door to airing cupboard housing the water cylinder and immersion heater.

## OUTSIDE

The property is approached via a private drive lined with trees and mature shrubs to the parking and turning area. There is a detached garage with up and over door, power and light.

The property is set within its own grounds which are of a good size and are mainly laid to lawn with mature trees and shrubs, raised flower beds and summer house. There is a lovely raised decked seating area adjoining the conservatory and dining room.

## SERVICES

Electric - Mains connected

Water - Mains connected

Drainage - Mains connected





Heating - Oil fired central heating

Ofcom predicted broadband services - Standard: Download 4 Mbps, Upload 0.6 Mbps. Superfast: Download 47 Mbps, Upload 8 Mbps.

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

Local Authority: Council Tax Band F

### 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.

### DIRECTIONS

From Honiton proceed on the A35 towards Axminster. Go past The Hunters Lodge public house on your right and past Crewkerne Road on your left. Continue on the road for ½ mile taking the next left into Green Lane at the brow of the hill. Follow the road for a short distance where Borderlands can be found on the left hand side.

What3Words: ///barks.intervene.jets

### LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available from Mid August.

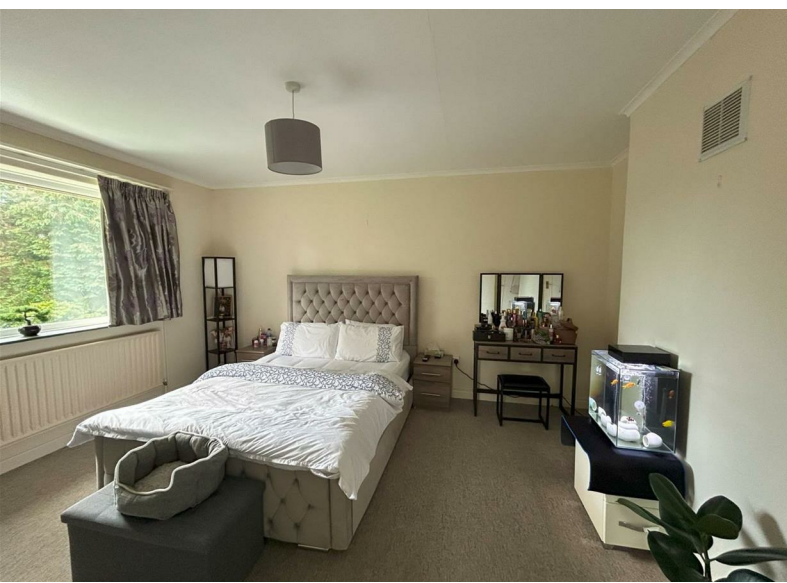
RENT: £1,600 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,625. DEPOSIT: £1,846 returnable at end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. A Pet (terms apply)/Older Child 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.







**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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
43-54 E	
31-42 F	
1-10 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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