

Symonds
& Sampson



Woodlands

Green Lane, Raymonds Hill, Axminster, Devon

Woodlands

Green Lane
Raymonds Hill
Axminster
Devon EX13 5TD

A well presented four bedroom detached chalet style house set in private grounds forming part of a popular residential area known as Raymond's Hill.



- Individual 4 bed detached chalet style house
- Gated tarmac driveway and detached double garage
- Upvc double glazed conservatory overlooking gardens
 - En-suite facilities and useful utility room
 - Occupies relatively level site



Offers In Excess Of £599,999

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Woodlands comprises an individual detached chalet style house occupying a relatively level site offering considerable privacy set behind mature hedging.

ACCOMMODATION

The well proportioned living accommodation provides a kitchen/diner which features an integrated dishwasher, double oven and hob. This in turn grants access to a upvc double glazed conservatory which benefits from underfloor heating. Adjoining the kitchen is a useful utility room, again with underfloor heating, and provides space for appliances such as a washing machine and tumble drier.

From the hallway, access leads to a bright and spacious sitting room which enjoys a dual aspect, and benefits from a wood burning stove.

To the ground floor are two bedrooms, together with a family bathroom. A further two bedrooms are located on the first floor, both with built-in wardrobes, and provide access to extensive eaves areas which are boarded and provide additional storage. The master bedroom also provides en-suite facilities, and a further cloakroom is also located on the first floor.

SITUATION

The property is situated on the outskirts of the favoured Raymonds Hill area less than 3 miles from Axminster town centre and benefits from the local Hunters Lodge village inn. The famous Jurassic coastline of Lyme Regis (4 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with a cinema, a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families, the harbour, popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. Axminster is a country town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of shops including two supermarkets, plus schools, churches and a main line railway station on the Exeter to Waterloo line.

OUTSIDE

The property is approached via a tarmac driveway leading through hardwood timber Barton style gates to a parking area.

Within the grounds is a raised paved terrace, timber outbuilding, shed and purpose built carport. Other benefits

include an oil fired central heating system, covered porch, upvc double glazing, and external electrical sockets.

N.B There is a good sized attached double garage with electrically operated roller door. This recent build was created with the potential for an attic/loft room. There is a first floor door in place however there is no external staircase and some consents may be required to finish the loft room.

DIRECTIONS

What3words
<https://w3w.co/unwind.amaze.live>

SERVICES

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

Broadband : Superfast available

Mobile Network Coverage : Likely outside. Limited inside.

Source - Ofcom.org.uk

The property is located within Flood Zone 1, an area with low probability of flooding.

LOCAL AUTHORITY

East Devon District Council. Tel : 01404 515616.

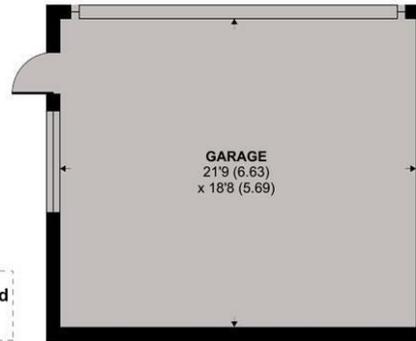
Council Tax Band F.



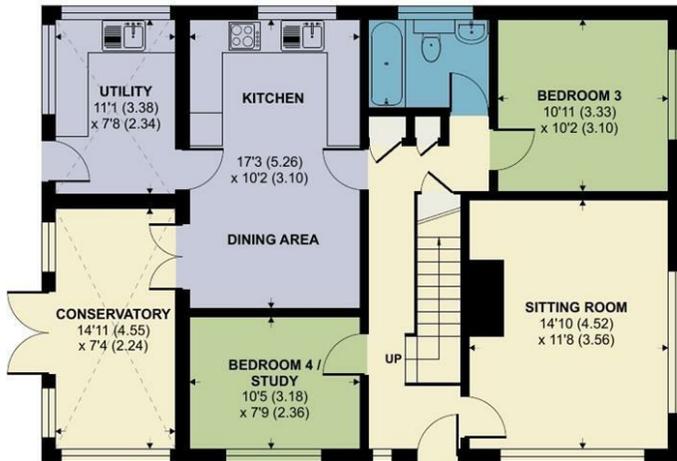
| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
|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



Approximate Area = 1811 sq ft / 168.2 sq m (includes garage)
 Limited Use Area(s) = 13 sq ft / 1.2 sq m
 Total = 1824 sq ft / 169.4 sq m
 For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 968349



Axm/RIS/23.1.26



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