



Manleys Lane, Dunkeswell Honiton EX14 4XQ

welcome to

Manleys Lane, Dunkeswell Honiton

Fox & Sons are delighted to bring to the market this beautifully presented and spacious semi-detached three-bedroom bungalow, tucked away within a peaceful cul-de-sac in the heart of Dunkeswell's charming Old Village.

Entrance Porch

uPVC double glazed conservatory style outer porch with outside lighting

Inner Hallway

Entered via uPVC front door, built in storage cupboard, built in airing cupboard housing water tank, doors leading to subsequent rooms, loft hatch providing access to partially boarded loft space with integral ladder, electric radiator, spotlights

Lounge

uPVC double doors to rear aspect leading to conservatory, electric fire set within marble-effect feature surround, electric radiator, ceiling light points

Kitchen

uPVC double glazed window to rear aspect, uPVC door to rear aspect leading to conservatory, range of wall and base units with worktop oven and tiled splashback, integrated mid-height electric oven and microwave, induction hob with cooker hood over, integrated fridge, integrated recycling storage, 1.5 drainer sink, electric radiator, spotlights

Conservatory

uPVC double glazed windows to three aspects, uPVC double doors to rear aspect leading to garden, electric radiators, spotlights, currently utilised as a dining room

Bedroom 1

uPVC double glazed bay window to front aspect, electric radiator, ceiling light point

Bedroom 2

uPVC double glazed bay window to front aspect, electric radiator, ceiling light point

Bedroom 3

uPVC double glazed window to side aspect, electric radiator, ceiling light point

Bathroom

Panel bath with shower over, hand wash basin, low level WC, tiled walls, heated towel rail, spotlights

Rear Garden

The rear garden is designed for easy maintenance, featuring a patio and graveled areas that provide the perfect space for outdoor dining and relaxation. Enclosed by timber fencing, the garden enjoys a sunny aspect and is enhanced by attractive raised flower beds filled with colourful planting. Outside lighting and a water tap add practicality, while a door provides convenient access into the garage. Offering a peaceful retreat from which to enjoy the stunning views across the treetops and surrounding countryside.

Garage & Parking

Private driveway leading to garage, with up and over door, lighting, power and water supply, eaves storage and utility space

Location

Situated in the rural village of Dunkeswell, which offers local shop, post office, church and village hall. Within easy access of local towns including Honiton and Axminster, which benefits from excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo. The neighbouring 'Jurassic Coast' coastal towns of Lyme Regis and Seaton offer further amenities along with beautiful beaches.



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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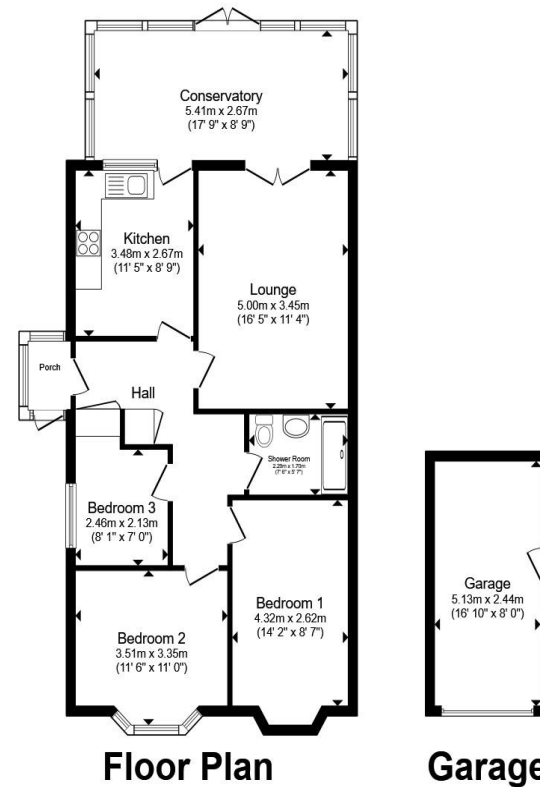
Manley Lane, Dunkeswell Honiton

- SEMI-DETACHED BUNGALOW
- THREE BEDROOMS
- COUNCIL TAX BAND C
- LIGHT FILLED CONSERVATORY
- SPACIOUS ACCOMMODATION

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£325,000



Total floor area 101.2 m² (1,089 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
AXM105189 - 0003

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