

CLOSEST SCHOOLS

PRIMARY

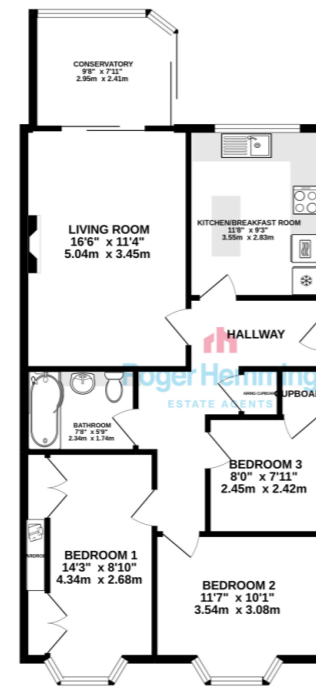
Honiton Primary School
www.honiton-pri.devon.sch.uk

Littleton Primary School
www.littleton.devon.sch.uk

SECONDARY

Honiton Community College
www.honitoncollege-devon.sch.uk

GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plans, elevations, views and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual layout and appearance of the property may vary from the plan and the photographs. Made with AutoCAD 2012.

LOCATION

The East Devon market town of Honiton has excellent lines of communication lying on the junction of the A30 and A35 trunk roads. The A30 dual carriageway links the town to Junction 29 of the M5 Motorway at nearby Exeter. Honiton also has a railway station with regular services to London Waterloo and Exeter. There's an international airport at Exeter with regional and continental scheduled air services. The seaside resorts of Seaton, Sidmouth and Lyme Regis are all within half an hour's drive.



FIND OUT MORE

Viewing by prior appointment:
Roger Hemming Estate Agents
Conway House, New Street
Honiton EX14 1HA
T: 01404 45343
E: roger@rogerhemming.co.uk

To see more details on this and all our homes go to
www.rogerhemming.co.uk



27 MANLEYS LANE DUNKESWELL EX14 4XQ

This is a pristine and much-improved semi-detached village bungalow with 3 bedrooms and there's no onward chain, which is always handy. It has a smart kitchen and a modern bathroom, a conservatory and wonderful gardens with views. Call us now...

£310,000
freehold

TYPE
Semi-Detached Bungalow

BEDROOMS
3

RECEPTION ROOMS
1

BATHROOMS
1 Bathroom

OUTSIDE
Front & Rear Gardens

PARKING
Garage & Driveway Parking

HEATING
Fischer Electric Heating,
uPVC Double-Glazing

ENERGY RATING
56 / D



ROGER HEMMING'S VIEW...

It's not often that we get to see a property in such an immaculate condition as this one! This carefully presented semi-detached bungalow has been systematically upgraded by the present owner and it really does need to be seen to appreciate all it offers. The living space has uPVC double-glazing and modern Fischer electric radiators. A traditional entrance hall leads to a comfortable living room with a fireplace focal point and there's a smart fitted kitchen with several of the appliances included in the sale. There are three bedrooms, two have wardrobes included, and there's an attractive modern bathroom with a white suite and a shower over the bath.

This is a very special modern home, there's no chain, so call us now to learn more!

OUTSIDE

"This bungalow's got so much going for it, we love it and we're sure you will too!"

"The rear garden is spectacular and it's alive with little birds. We could spend hours in the conservatory just watching them coming and going..."

WHAT THE AGENT SAYS...

27 Manleys Lane has a wonderful rear garden which has a summerhouse, a greenhouse and a secluded patio area for sitting out during fine weather. It's stocked with numerous specimen shrubs and evergreens designed to provide year-round interest and colour and there are views across the valley as well. To the side is a brick-paved driveway and a single garage with power, light and water.

Dunkeswell's Highfield residential development is a few minutes away, it has a useful convenience store and post office. All the major supermarkets deliver to the village too. Nearby Honiton has a fast road link to Exeter and Junction 29 of the M5 Motorway. The town has a railway station with regular services to London Waterloo and Exeter. The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.