



26 Manleys Lane



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Dunkeswell, Honiton, EX14 4XQ

Honiton: 5.9 miles; Wellington: 9.4 miles; Branscombe Beach: 15.6 miles;

A delightful low maintenance semi-detached bungalow in a cul de sac village setting.

- Well Presented Accommodation
- Detached Garage
- Conservatory
- No Onward Chain
- EPC D
- Impressive Countryside Views
- Private Driveway
- Village Location
- Freehold
- Council Tax Band C

Guide Price £279,950

SITUATION: Enjoying an elevated position with far reaching views across the valley and open countryside beyond, this well presented two bedroom bungalow offers an ideal opportunity for those seeking a relaxed, low maintenance lifestyle. Situated within a welcoming semi rural community, Dunkeswell offers a range of local amenities including a doctor's surgery, village shop and bus service to Honiton. The market town of Honiton provides a mainline rail link to London Waterloo and convenient access to the A30, approximately 15 minutes away. To the north, the town of Wellington offers access to the M5 motorway.

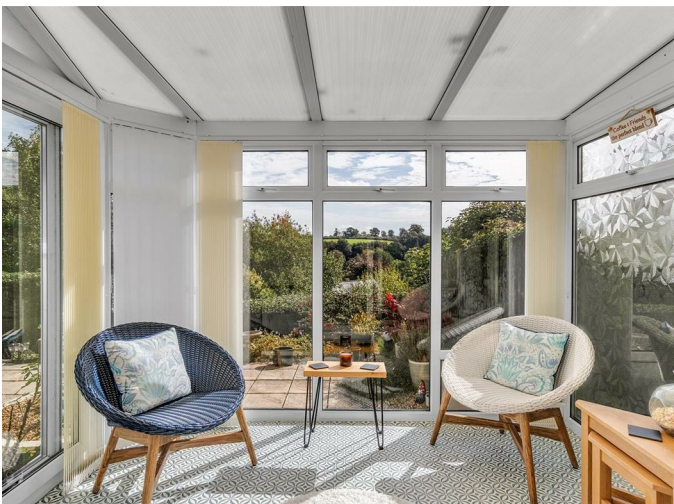
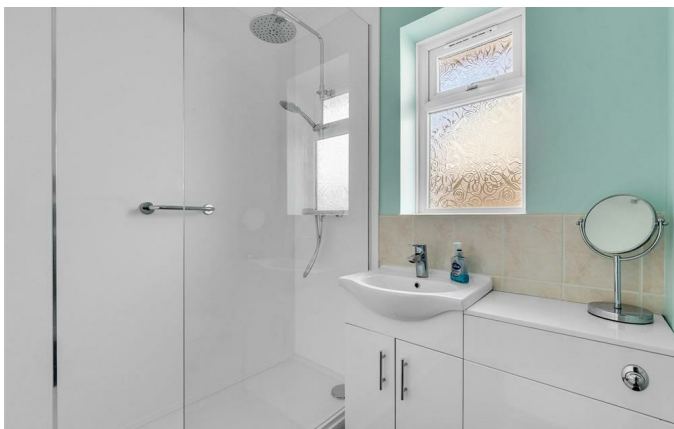
DESCRIPTION: The light and airy accommodation includes two well proportioned double bedrooms, the principal room featuring an attractive bay window. A modern shower room is fitted with a generous walk in shower, wash hand basin and WC. The spacious kitchen provides a range of wall and base units and enjoys a pleasant outlook over the garden, while the sitting/dining room opens through to a conservatory, a perfect spot to unwind and take in the scenic outlook.

OUTSIDE: The private rear garden has been designed for ease of maintenance, offering a large paved terrace, gravelled areas and colourful borders. The south easterly aspect ensures plenty of sunshine ideal for morning coffee or a relaxed afternoon reading. A side gate leads to the private driveway and detached single garage.

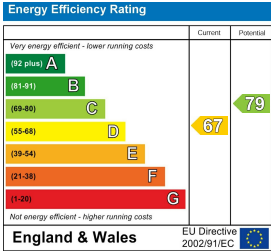
SERVICES: Mains electric, water and drainage. Electric heating. Standard broadband available with speeds up to 17 Mbps and mobile signal good outdoor, variable in-home with EE, other major networks available (information via Ofcom).

DIRECTIONS: What3words ///labs.fellow.sped





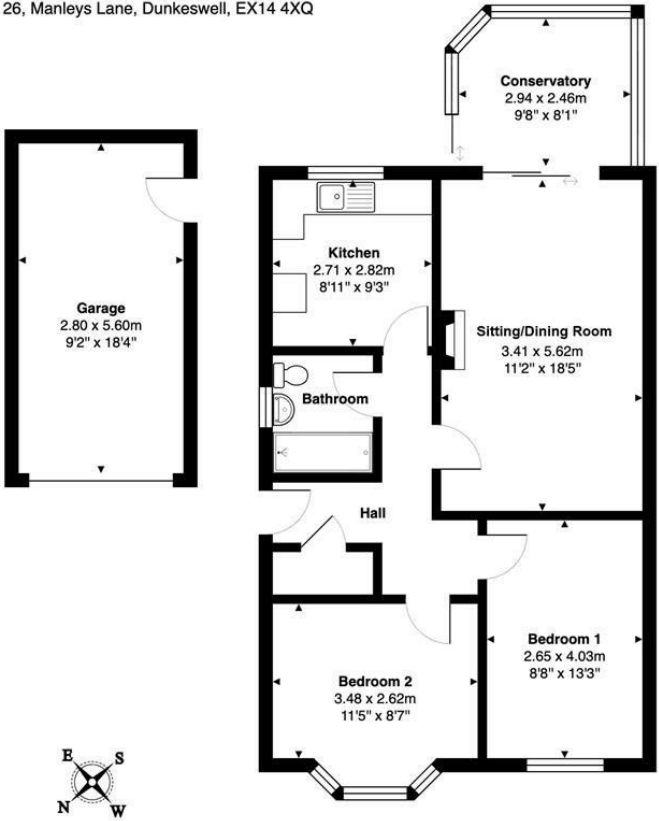
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Ground Floor
Area: 70.2 m² ... 756 ft²

Total Area: 85.9 m² ... 925 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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