



30 Manleys Lane



30 Manleys Lane

Dunkeswell, Honiton, EX14 4XQ

What3Words: ///motivator.rehearsal.leave

Three bedroom semi detached bungalow
enjoying countryside views to the rear with
garage and low maintenance garden

- Garage
- Three Bedrooms
- Village Location
- Freehold
- Driveway Parking
- Conservatory
- Low Maintenance Garden
- Council Tax Band C

Guide Price £335,000

SITUATION

Enjoying an elevated position with far reaching views across the valley and open countryside beyond. 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.

DESCRIPTION

The accommodation includes two well-proportioned double bedrooms with bay windows, and a third bedroom. The family bathroom comprises a P-shaped bath with shower over, wash hand basin and WC. The kitchen is fitted with a range of wall and base units and opens into the conservatory. The sitting room is generously sized and has double doors also opening into the conservatory.

OUTSIDE

The private rear garden has been designed for ease of maintenance, with a paved terrace, gravelled areas and colourful borders. The south easterly aspect ensures plenty of sunshine ideal for morning coffee or a relaxed afternoon reading.

SERVICES

Mains electric, water and drainage. Electric heating.

Superfast broadband available. Mobile signal good outdoor with all major networks (Ofcom, 2026).





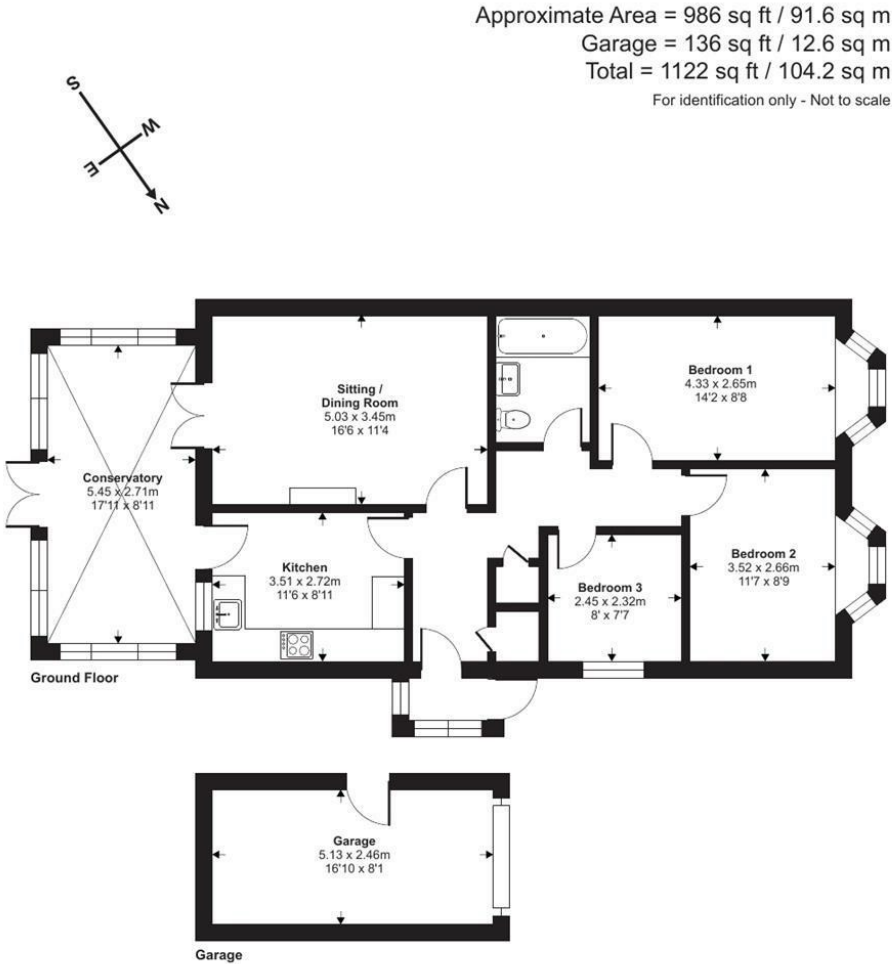
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers 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.



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

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Stags. REF: 1405243



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London