



30 Manleys Lane



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Dunkeswell, Honiton, EX14 4XQ

What3Words: ///motivator.rehearsal.leave

Well-presented three-bedroom bungalow enjoying fantastic countryside views, a peaceful setting and a low-maintenance south-easterly facing rear garden. The property also benefits from a spacious sitting room, conservatory dining room, well-equipped kitchen and convenient access to the garage from both the driveway and garden.

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

## Guide Price £325,000

### 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 an entrance porch and a useful hall cupboard providing storage for coats and shoes, along with two well-proportioned double bedrooms with bay windows and a third bedroom currently used as a study. The fully tiled family bathroom features a P-shaped bath with shower over, wash hand basin, WC and heated towel rail. The kitchen is fitted with a range of wall and base units and benefits from an integrated eye-level microwave and oven, together with an integrated fridge, opening through to the conservatory which is currently used as the dining room. The spacious sitting room features an electric fire with a marble-effect surround and French doors opening into the conservatory.

### OUTSIDE

The private rear garden is low maintenance in design, with a paved terrace, gravelled areas and well-stocked borders. Enjoying fantastic countryside views and a peaceful setting, the south-easterly aspect allows for plenty of natural light throughout the day. A door from the garden provides direct access into the garage and through to the driveway.

### 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	

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Approximate Area = 986 sq ft / 91.6 sq m  
Garage = 136 sq ft / 12.6 sq m  
Total = 1122 sq ft / 104.2 sq m  
For identification only - Not to scale

Ground Floor

Garage

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