

property details **approval form**

30 Manleys Lane, Dunkeswell, Honiton, Devon, England, EX14 4XQ

Date: 31 July 2026

Property Ref and Version: AXM105189 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Fox & Sons office: West Street, AXMINSTER, Devon, EX13 5NU

T 01297 32323 **E** axminster@fox-and-sons.co.uk

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>> **price**

£325,000

Tenure: Freehold

>> **key features**

- > SEMI-DETACHED BUNGALOW
- > THREE BEDROOMS
- > COUNCIL TAX BAND C
- > LIGHT FILLED CONSERVATORY
- > SPACIOUS ACCOMMODATION
- > LOW MAINTENANCE REAR GARDEN
- > DRIVEWAY & GARAGE
- > QUIET TUCKED AWAY VILLAGE LOCATION
- > EPC Rating: E

>> **short description**

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.

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>> long description

From the moment you arrive, the property's idyllic setting is immediately apparent - positioned to take full advantage of its elevated outlook with magnificent views stretch across trees and rolling countryside beyond.

The accommodation is wonderfully light and spacious throughout. The generous lounge provides a welcoming retreat and flows effortlessly into the conservatory, where large windows flood the space with natural sunlight, whilst the well-equipped kitchen is both practical and inviting, with ample storage and workspace - all perfectly positioned to capture the surrounding views.

All three bedrooms offer comfortable accommodation, while the bungalow's thoughtfully designed layout provides a wonderful sense of space and ease of living.

Outside, the property continues to impress. The low-maintenance rear garden has been carefully designed with patio and graveled areas, creating an ideal sun trap for outdoor dining and relaxation. Bursting with colourful flowers, the garden provides a beautiful yet easy-to-manage outdoor haven where the far-reaching views can be enjoyed throughout the seasons.

Completing the property is a private driveway leading to a garage, providing ample parking and valuable storage.

Offering peace, privacy, abundant natural light and captivating countryside views, this charming bungalow presents an exceptional opportunity to enjoy village living at its very best.

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>> room description

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

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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.

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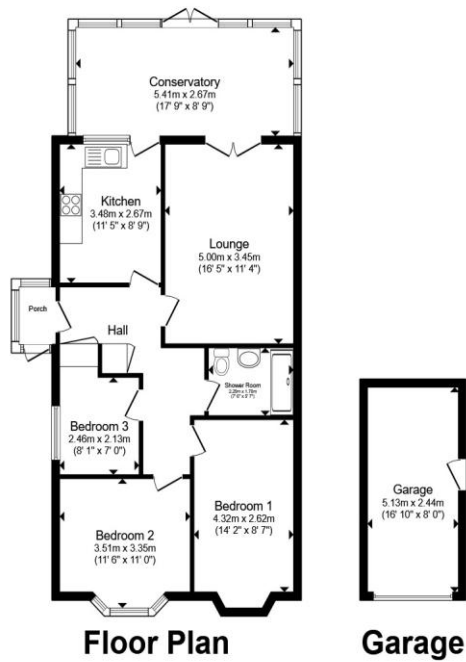
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>> floor plan



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



>> approval

	Signature	Date
Bethanie Clarke		
Mrs K. Davies		