

CLOSEST SCHOOLS

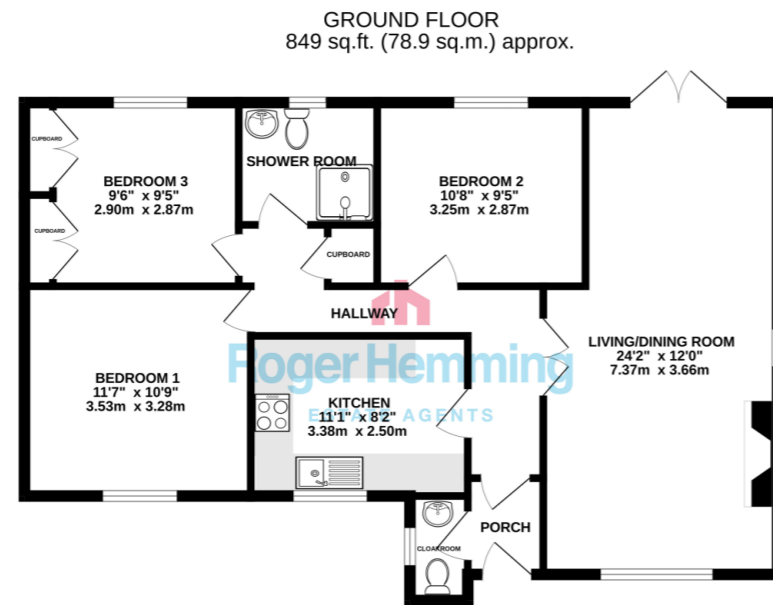
PRIMARY

Honiton Primary School  
[www.honiton-pri.devon.sch.uk](http://www.honiton-pri.devon.sch.uk)

Littleton Primary School  
[www.littleton.devon.sch.uk](http://www.littleton.devon.sch.uk)

SECONDARY

Honiton Community College  
[www.honitoncollege-devon.sch.uk](http://www.honitoncollege-devon.sch.uk)



TOTAL FLOOR AREA: 849 sq.ft. (78.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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 services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 10024

## 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  
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To see more details on this and all our homes go to  
[www.rogerhemming.co.uk](http://www.rogerhemming.co.uk)



## 34 MANLEYS LANE DUNKESWELL EX14 4XQ

This is an individual detached bungalow in a pleasant village position and it offers well-proportioned modern living space with three double bedrooms. It has oil-fired central heating, uPVC double-glazing an attached garage and neat gardens.

**£345,000**  
 freehold



**TYPE**  
Detached Bungalow

**BEDROOMS**  
3

**RECEPTION ROOMS**  
1

**BATHROOMS**  
1 Bathroom

**OUTSIDE**  
Front & Rear Gardens

**PARKING**  
Garage & Driveway Parking

**HEATING**  
Oil Central Heating,  
uPVC Double-Glazing

**ENERGY RATING**  
67 / D



## ROGER HEMMING'S VIEW...

If you're keen to own your own little piece of rural Devon, you do need to check this one out! This handsome detached bungalow was constructed along traditional lines during the late 1980s with natural stone and brick-faced cavity walls and it has oil-fired central heating and uPVC double-glazing. The property's presented in first-class decorative order throughout, there really is nothing to do with this one. There's an entrance lobby with a handy cloakroom and a hallway then leads to the well-proportioned living space. The comfortable dual-aspect living room has a wood-burning stove and a dining area to the rear, with French doors opening out into the rear garden. The limed-oak fitted kitchen has plenty of working and storage space. There are three good-sized double bedrooms and an attractive bathroom with a large walk-in shower.

*"This bungalow's got so much going for it, the rooms are so much bigger than we expected! It's in a great position, it's not overlooked and it has views across the valley..."*

**AGENTS NOTE:** You'll see that 34 Manleys Lane has photovoltaic solar panels. We're told that these are owned and not subject to any lease.

## WHAT THE AGENT SAYS...

## OUTSIDE

34 Manleys Lane has easily maintained landscaped front and rear gardens with lawns and shrub borders and a flagstone patio, perfect for sitting out during fine weather. To the side of the bungalow is a gently sloping driveway and an attached garage with a personal door through to the rear garden.

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.