



**Mandelay 10B Lower Town, Tiverton, Devon EX16 7AU**  
**Asking Price £675,000**

***A superbly presented four bedroom detached home occupying a large, level plot with spacious living accommodation throughout. The current owners have tastefully updated the property to include a fantastic open plan kitchen and living area. Viewing is highly recommended!***



## Description

Mandelay is a beautifully presented detached home in a lovely village location. Significantly upgraded with a brand new kitchen, this four bedroom chalet bungalow offers impressively spacious living accommodation.

Wrought iron electric gates open to a paved parking and turning area with an area of lawn and mature trees and shrubs to the front. A front porch offers shelter, with access to the front door into a light entrance hall with wooden flooring. The formal sitting room is dual aspect with doors leading to the garden and a wood burning stove with a stone hearth.

The kitchen/family room is a welcoming space with two sets of French doors which open to the garden and velux windows. This room is light and airy and perfect for entertaining offering ample space for a dining table and chairs. A log burner makes this room cosy and inviting. The kitchen is well designed with a wide range of sleek white wall and base units and a central island with a quartz waterfall counter top with a breakfast bar. An archway leads to the utility offering space for a fridge/freezer, plumbing for a washing machine and tumble dryer plus a wall mounted boiler supplying gas central heating and hot water.

The ground floor offers three of the four bedrooms. Bedroom Two is a good size double with an ensuite shower room plus ample storage in the form of fitted wardrobes with cupboards above. Bedroom Three is dual aspect with lovely views over the garden. Bedroom Four has a front aspect overlooking the front garden. The family bathroom finishes the ground floor with a white suite comprising of a bath with a shower attachment, a separate shower enclosure, a WC and a wash basin plus a vanity unit providing additional storage.

The main bedroom is on the first floor, is dual aspect and of a very good size looking over the garden and on to countryside beyond. The modern en-suite offers a WC, a hand basin and a fully tiled shower. This property offers ample eaves storage. A superb private office space has been created on the first floor by the current owners.

The gardens are predominantly laid to lawn and are fully enclosed with mature shrubs and trees, raised beds, paved seating areas and a large area of decking - accessed from the family room - perfect for entertaining, plus a lovely summer house.

The front of the property offers parking for multiple cars, plus a timber frame garage.

## Services & Council Tax

Mains gas, electricity, water and drainage. Council tax band E.

## Halberton

Halberton is a small village just outside of Tiverton, close to the Grand Western Canal, offering a range of local amenities including a popular farm shop, a pub and a village hall. Tiverton is a market town with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

## Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

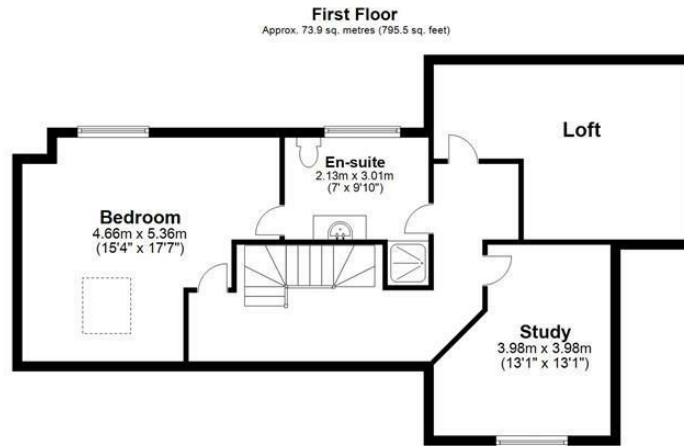
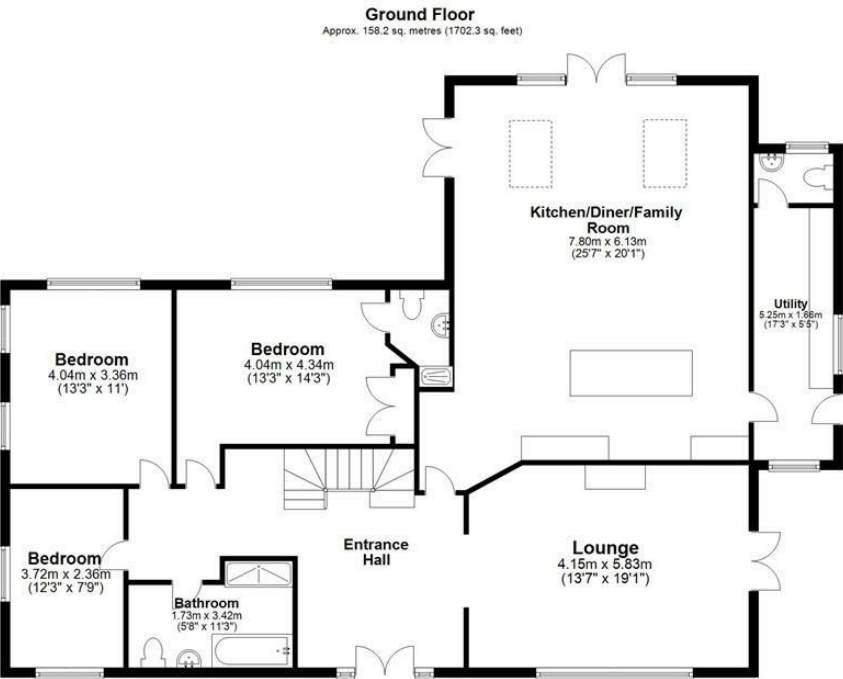
## Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





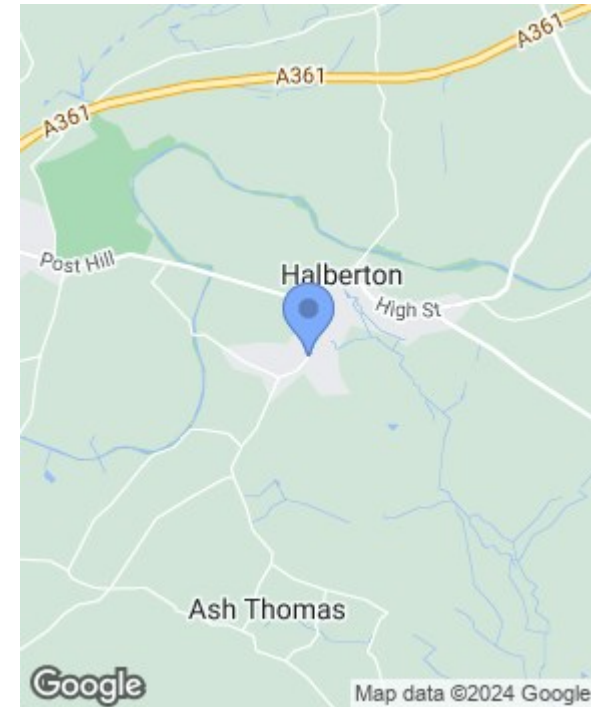




Total area: approx. 232.1 sq. metres (2497.8 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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