



Mandelay 10B Lower Town, Tiverton, Devon EX16 7AU
Asking Price £535,000

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Viewing is highly recommended of this superbly presented detached chalet bungalow offering substantial family living accommodation, four bedrooms, a lovely private, level garden and ample driveway parking. The property comprises of an open-plan kitchen/dining/living room, a formal living room, four double bedrooms - two with en-suite shower rooms - and a family bathroom.

Description

Mandelay is a beautifully presented detached home in a lovely village location. Significantly upgraded and extended, 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 duel aspect with doors leading to the garden and a wood burning stove with a stone hearth and wood surround. Particularly popular with the current owners, 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. The kitchen is well designed with a range of painted wall and base units, a granite worktop plus space for a range cooker and an integrated fridge and dishwasher. An archway leads to the utility offering space for an American-style fridge/freezer, plumbing for a washing machine and tumble dryer plus a wall mounted Vaillant combination boiler supplying gas central heating and hot water.

The ground floor offers three of the four bedrooms. Bedroom 1 is a good size double with an ensuite shower room plus ample storage in the form of fitted wardrobes with cupboards above. Bedroom 2 is duel aspect with lovely views over the garden. Bedroom 3 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 master bedroom is on the first floor and is duel 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, as well as another store room, currently used as a dressing room, with the potential for use as a study or office space.

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.

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.

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.

- Very well presented throughout
- Impressive open-plan kitchen/living area overlooking the garden
- Beautifully fitted kitchen and separate utility with downstairs WC
- Formal lounge with wood burning stove
- Four good sized bedrooms - two with ensuite shower rooms
- Ample storage
- Driveway parking and timber framed double garage
- Well kept, level gardens
- Lovely village location
- EPC rating D





