



# ABSOLUTE

SALES & LETTINGS



**Mandalay, 23 Lydwell Road**

Torquay, Devon, TQ1 1SN

Guide Price: £950,000



# Mandalay, 23 Lydwell Road, Torquay, Devon, TQ1 1SN

Absolute Sales and Lettings are proud to present Mandalay, a stunning five bedroom detached residence that has been refurbished to a very high standard, enjoying fabulous sea and coastal views and a great degree of privacy in a tucked away and sought after position.

- Most sought after residential position with stunning sea and coastal views
- Refurbished to a high specification
- Spacious accommodation with open plan living space
- Quality modern fitted kitchen
- Four ground floor double bedrooms
- Two ground floor bathrooms
- Master suite covering the whole first floor with private, enclosed sun terrace, en-suite bathroom/WC and dressing area
- Long driveway allowing for ample off road parking
- Larger than average single garage
- Good sized gardens
- Superb Timber Decked Sun Terrace Enjoying Beautiful Sea and Coastal Views
- EPC - E



A Stunning And Immaculately Presented Five Bedroom Detached Residence, Enjoying Fabulous Sea and Coastal Views and A Great Degree of Privacy...



Mandalay is a most impressive and spacious five bedroom detached residence that has been improved and updated by the current vendors and is a credit to them.

The light and spacious accommodation briefly comprises of an entrance vestibule giving access to a reception hallway, an impressive open plan living space with a living room and dining area which cleverly continues through to the kitchen/breakfast room which has been superbly fitted with quality units and solid worktops and integrated appliances. There are four double bedrooms on the ground floor and two impressive bathrooms/WCs.

The loft has been converted to form a most impressive master suite, with its own dressing area and en-suite bathroom/WC, and bifold doors leading to a private, enclosed sun terrace enjoying fabulous views along the coast and out to sea.

Outside there is a long sweeping driveway which leads to the entrance where there is a larger than average single garage.

Access down both sides of the property lead to the large rear garden which is slightly sloping and laid largely to lawn with a further timber decked sun terrace to the bottom, ideal for al fresco dining.

The rear garden offers a good deal of privacy.







Mandalay occupies a much sought after end of cul-de-sac position within a highly regarded private road in the heart of Wellswood, with its array of boutique shops, cafes and further amenities including the popular The Kents pub and restaurant. There is also easy access to Babbacombe Downs, Meadfoot beach, Ilsham green and the local Ilsham C of E primary school.

This property is within close proximity to both highly regarded Grammar schools, Torbay Hospital and the ever popular Wren Retail Park, which offers a fantastic array of supermarkets, home furnishing stores, a 24 hour pharmacy and more. There is also easy access to the bypass which offers brilliant connections to Newton Abbot, Exeter and beyond.

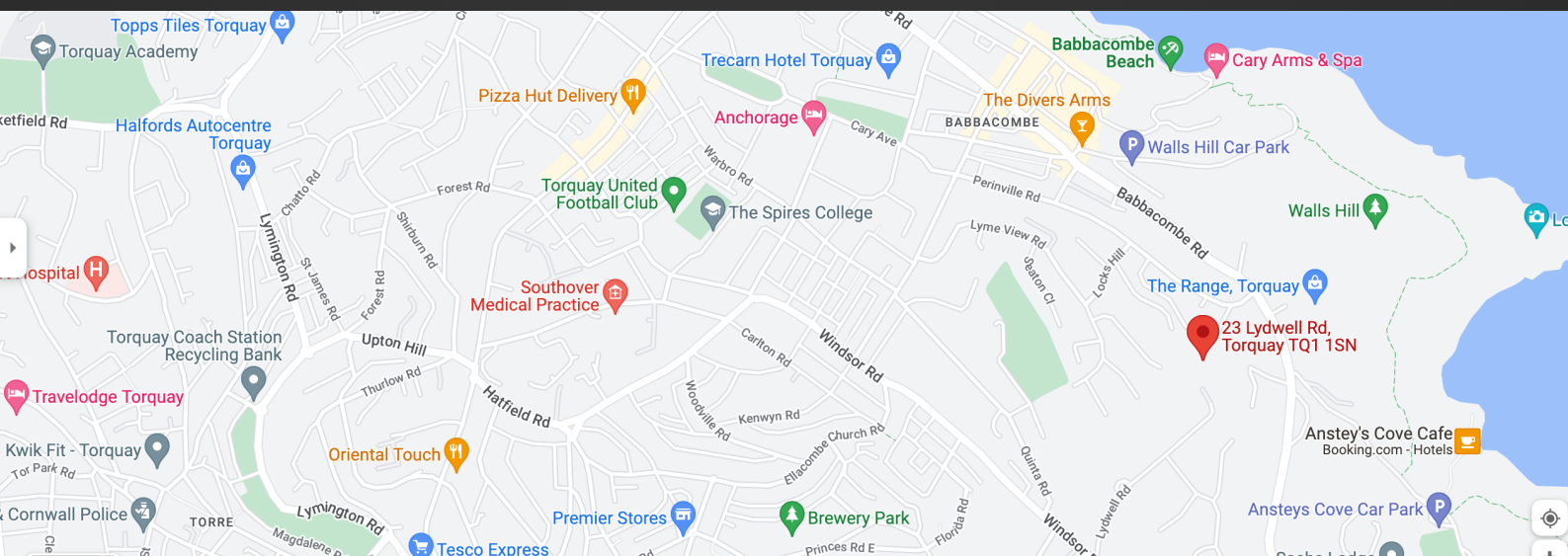
An early inspection is essential to appreciate the size, position, condition and views this accommodation boasts.









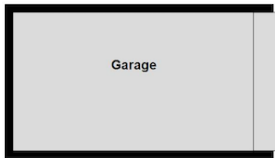




**Ground Floor**  
Approx. 209.9 sq. metres (229.9 sq. feet)



**First Floor**  
Approx. 60.8 sq. metres (654.5 sq. feet)



Total area: approx. 270.7 sq. metres (2913.9 sq. feet)



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We refer potential purchasers to Sheehan Legal for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying & Team Removals for removals. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Sheehan Legal £150, Greenlight Mortgages £50 to £300, McCluskey Surveyors £50, Team Removals £50. We have carefully selected these associates for the quality of their work and customer service levels.

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