



- DETACHED FAMILY HOME
- CLOSE TO BEACHES AND NATURE RESERVE
- LOUNGE, KITCHEN/DINER
- UTILITY, CLOAKROOM
- FOUR BEDROOMS
- MASTER EN-SUITE, FAMILY BATHROOM
- uPVC D/G, GAS C/H
- GARAGE AND DRIVEWAY PARKING
- SOUTH FACING GARDENS

Millin Way, Dawlish Warren, Dawlish, EX7 0EP

Guide Price £425,000

Dart and Partners are delighted to offer this lovely four bedroom detached family property, set in a favoured residential location close to the beaches and nature reserve, with accommodation briefly comprising reception hall, cloakroom, living room, kitchen/diner, utility room, four bedrooms, master en-suite, family bathroom, uPVC double glazing, gas central heating, enclosed rear garden, summer house with hot tub, driveway parking and garage.

An internal viewing comes highly recommended.



Property Description

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Glazed timber front door and matching side windows into....

RECEPTION HALL

Radiator, power points, telephone socket, doors to principal rooms and stairs rising to first floor. Useful understairs storage cupboard with coat hanging hooks, door to....

CLOAKROOM

White suite comprising close couples WC, pedestal wash hand basin with tiled splashbacks, radiator, extractor fan, wall mounted consumer unit.





LIVING ROOM

Dual aspect with uPVC double glazed windows to front and uPVC double doors opening into rear garden. Two radiators, power points, TV aerial connection point, telephone socket, door through to....

KITCHEN/DINER

Dual aspect with uPVC double glazed windows to front and rear aspect, radiator, power points. The kitchen has a matching range of high gloss wall and base units with roll top work surfaces over, inset electric oven, four burner gas hob with extractor canopy above and stainless steel splashback, matching upstand to worktop with tiled splashbacks, wall mounted gas boiler inset one and a half bowl stainless steel sink drainer, space and plumbing for dishwasher, space for large fridge freezer, radiator, door through to....

UTILITY ROOM

Timber double glazed back door giving access to rear garden, matching range of wall and base units with timber effect roll top work surface, space and plumbing for washing machine, power points, radiator.

FIRST FLOOR LANDING

Radiator, power points, loft access hatch,

airing cupboard with pressurised hot water cylinder and timber slatted shelving.

BEDROOM 1

uPVC double glazed window to rear, radiator, power points, door through to....

EN-SUITE SHOWER ROOM

Obscure uPVC double glazed window to rear. White suite comprising close coupled WC, pedestal wash hand basin with tiled splashbacks, tiled shower enclosure with folding glazed door, mains fed shower, radiator, shaver socket, extractor fan.

BEDROOM 2

uPVC double glazed window to front, radiator, power points.

FAMILY BATHROOM

Obscure uPVC double glazed window to rear. White suite comprising close coupled WC, pedestal wash hand basin, panelled bath with mains fed shower over, tiled splashbacks, radiator, mirrored vanity unit, shaver socket, chrome towel rail.

BEDROOM 3

uPVC double glazed window to front, radiator power points, double doors opening to large storage cupboard with timber shelving.

BEDROOM 4

uPVC double glazed window to rear, radiator, power points.

OUTSIDE


To the front of the property there is driveway parking ahead of the SINGLE GARAGE with metal up and over door, power and light, glazed uPVC courtesy rear door giving access from the rear garden, timber side gate and pathway gives access via the side of the property through to the rear garden which enjoys a sunny aspect and is predominantly laid to chippings and paved patio area and has been designed for ease of maintenance.

Raised patio area perfect for al-fresco dining, along with a brick built pizza oven, raised planters, currently used as a vegetable patch as the garden enjoys a southerly aspect.

Large timber summerhouse housing a 6 person hot tub. Outside water tap and timber bin store.

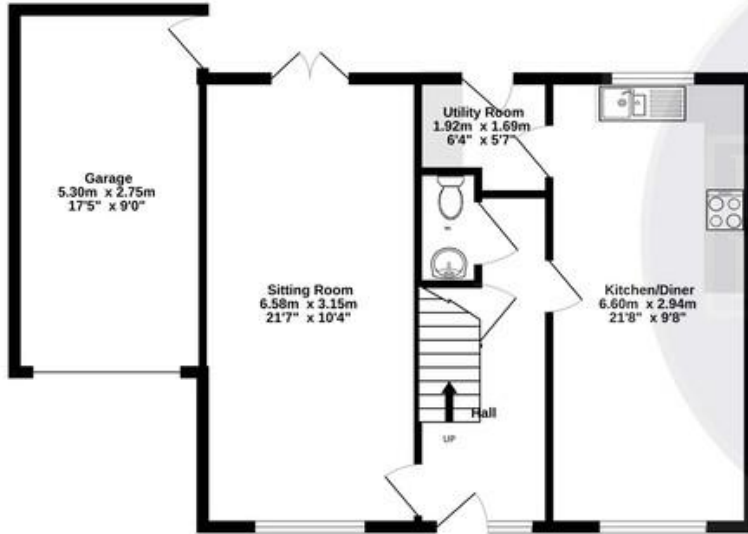
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D

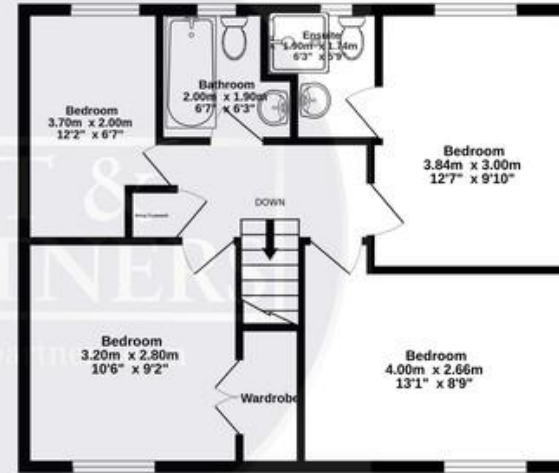
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



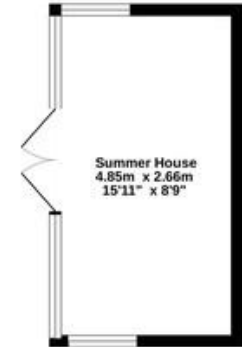
Ground Floor
67.3 sq.m. (722 sq.ft.) approx.



1st Floor
53.5 sq.m. (575 sq.ft.) approx.



Summer House
12.8 sq.m. (139 sq.ft.) approx.



TOTAL FLOOR AREA : 133.5 sq.m. (1437 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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