



A modern, spacious and well-presented four-bedroom detached family home. The property benefits from off road parking, a garage and a south facing garden. Tucked away in a desirable cul-de-sac in the sought-after location of Dawlish Warren. An internal viewing is highly recommended.

11 Millin Way | Dawlish Warren | EX7 0EP





PROPERTY TYPE

Detached House
Freehold



SIZE

1346 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Driveway



OUTSIDE SPACE

Garden



EPC RATING

79 C



COUNCIL TAX BAND

D



in a nutshell...

- South Facing Garden
- Driveway Parking
- Three Double Bedrooms and Large Single
- Well Presented
- Desirable Location
- Close to Local Amenities
- Close To Public Transport
- Large Living Space
- Garage
- Spacious Kitchen/Diner





the details...

Check out this modern, detached family home with four bedrooms, one en-suite, a garage, parking, a hot tub and an enclosed and sunny west-facing garden, in a quiet cul-de-sac location, a short walk from the beach, eateries, and amenities, in the popular seaside resort of Dawlish Warren.

Inside, it is well-presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing.

The accommodation comprises, on the ground floor, an entrance hallway with a staircase to the first floor and a cupboard and a convenient ground floor cloakroom. A spacious living room has loads of light from a window to the front and French doors to the rear garden and a generously proportioned kitchen/dining room has plenty of space for a dining table and seating, ideal for a dinner party or family celebration. It is a modern fitted kitchen, in gloss-cream with plenty of worktop and cupboard space, a fan-oven, gas hob, floor space for an upright fridge/freezer and space with plumbing beneath the worktop for a dishwasher. A wall-mounted system boiler provides the central heating and hot water and is hidden within a matching wall-cabinet. In an adjacent utility room there is more worktop and matching storage, a back door to the garden and space with plumbing for a washing machine.

Upstairs, the main bedroom is an excellent double with a papered feature wall, and an en-suite shower room containing a shower, a WC, and a pedestal basin. There are three further bedrooms, two doubles and a large single, one of the double rooms has a large wardrobe built-in above the stairs.

Completing the accommodation is a family bathroom with a bath, a shower over, a pedestal basin, and a WC, and the landing has an airing cupboard containing an unvented hot water cylinder providing mains-pressure hot water, plus a hatch in the ceiling provides access to the loft space.

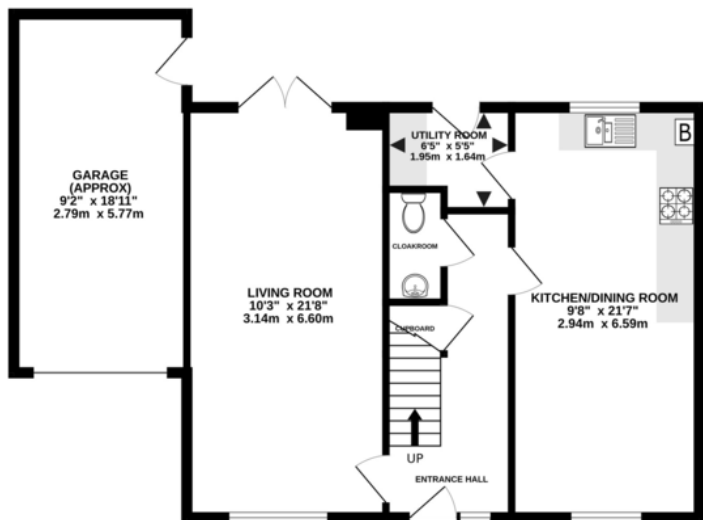
Outside, the rear garden is a generous size and is beautifully landscaped with low maintenance areas of decorative gravel and shingle, two paved terraces, perfect for entertaining, including a brick-built pizza oven, raised beds for planting and a large summer house containing a hot tub, perfect for unwinding with a glass of your favourite fizz. There is an outside tap for convenience, a gate at the side of the property providing alternative access to the front and a door leading into the rear of the attached single garage that has lights, power and an up and over door to the driveway, where there is additional parking for one car with more available on-road nearby if required.

Tenure - Freehold
Council Tax Band - D

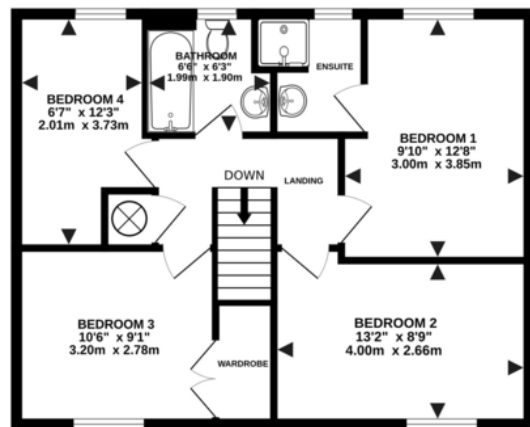


the floorplan...

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.1 sq.m.) approx.

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the location...

With a life-guarded beach and plenty of sand dunes, the Warren has plenty of entertainment for you to enjoy with pubs, restaurants and many free open-air events throughout the summer. The beach has been given a prestigious Blue Flag award, meaning it's ideal for a range of water sports. The Nature Reserve is also a great day out for amateur botanists and bird watchers. The seaside town of Dawlish is only a short distance away where there is a range of amenities and easy access to the A380 making it convenient for commuters to Exeter Airport and Exeter City Centre.

Shopping

Late night pint of milk: Gerald's the Supermarket 0.3 miles

Dawlish town centre: 2 miles

Supermarket: Sainsburys 0.9 miles

Relaxing

Beach: Dawlish Warren 0.7 miles

Nature Reserve: 0.7 miles

Warren Golf Club: 0.4 miles

Travel

Bus stop: Millin Way, approx. 220 ft

Train station: Dawlish Warren 0.6 miles

Main travel link: A380 6.4 miles

Airport: Exeter 17.5 miles

Schools

Starcross Primary School: 2.1 miles

West Cliff Primary Academy: 3.1 miles

Trinity School: 5 miles

Dawlish College: 2 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 0EP**





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