



- DETACHED PROPERTY CONSTRUCTED IN 2011
- FAVOURED RESIDENTIAL LOCATION
- CLOSE TO LOCAL BEACHES AND NATURE RESERVE
- RECEPTION HALL, SITTING/LIVING ROOM
- KITCHEN DINER, UTILITY AREA
- FAMILY BATHROOM, ADDITIONAL CLOAKROOM
- FOUR BEDROOMS (ONE EN-SUITE)
- PARKING AND SINGLE GARAGE
- DELIGHTFUL SOUTH FACING GARDENS

Millin Way, Dawlish Warren, Dawlish, EX7 0EP

Guide Price £425,000

Dart & Partners are delighted to present this four bedroom detached property situated in a favoured residential location close to local beaches and nature reserve. Constructed in 2011, the property has accommodation briefly comprising; Reception hall, living room, kitchen diner, utility room, cloakroom, four bedrooms, master with en-suite, family bathroom, delightful south facing garden enjoying a sunny aspect, single garage, driveway parking, uPVC double glazing and gas central heating. Viewing comes highly recommended. No



Property Description

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Obscure glazed composite front door leads into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power points, telephone socket. Useful under stairs storage cupboard with coat hanging rail.

CLOAKROOM

With automated lighting, close coupled WC, designer wash hand basin set into vanity unit with shelving below, extractor fan.

UTILITY AREA

With cupboards opening to washing machine and tumble dryer area, radiator, glazed composite rear door giving access to back garden.

LIVING ROOM

Dual aspect with uPVC double glazed windows to front and double patio doors to rear. Two radiators, power points, television aerial connection point. Sliding door through to...

KITCHEN/DINER

Dual aspect with uPVC double glazed windows to front and rear aspect. Modern range of wall and base units with corian work surface over, inset one and a half bowl stainless steel sink drainer, five zone induction hob with extractor above, two integrated electric ovens, integrated fridge, tambour door with shelving behind, larder units, pan drawers, matching upstand





to work surface, ceiling spotlights, radiator, power points, television aerial connection point.

FIRST FLOOR LANDING

Radiator, power points, loft access hatch. Door to airing cupboard with pressurised hot water cylinder and slatted shelving.

BEDROOM ONE

Dual aspect with uPVC double glazed windows to side and rear aspect, radiator, power points, television aerial connection point, telephone socket. Door to...

EN-SUITE

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

BEDROOM TWO

uPVC double glazed window to front, radiator, power points, built in wardrobes with sliding doors, television aerial connection point.

BEDROOM THREE

uPVC double glazed window to front, radiator, built in wardrobes.

BEDROOM FOUR

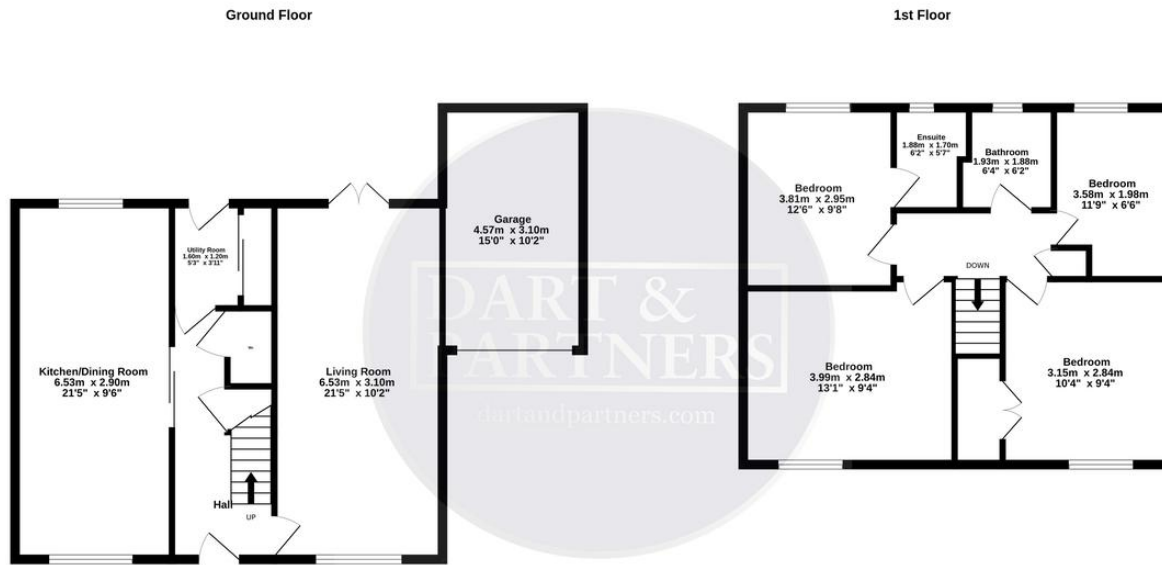
uPVC double glazed window to rear, radiator, power points.

FAMILY BATHROOM

Obscure uPVC double glazed window to rear, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with glazed shower screen, shower attachment, tiled splash backs, extractor fan, radiator, vanity mirror, shaver socket.

OUTSIDE





TOTAL FLOOR AREA : 118.8 sq.m. (1279 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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To the front is DRIVEWAY PARKING ahead of the SINGLE GARAGE. A pathway gives access to the front door, bordered by miniature hedging. To the rear the garden is predominantly laid to lawn bordered by a well stocked array of mature plants and shrubs. Generous paved patio area perfect for alfresco dining. Timber gate and pathway gives access to the front of the property. Good size timber shed. Outside water tap. A good degree of privacy is enjoyed making this a lovely garden for relaxation.

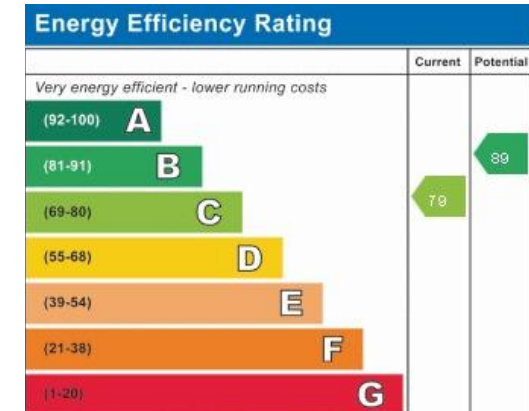
GARAGE

With metal up and over door, power and light.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements