



**24 Millin Way, Dawlish Warren**

Guide Price **£450,000**

**DART &  
PARTNERS**  
Established 1971





## 24 Millin Way

Dawlish Warren, Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- DETACHED FAMILY HOME
- KITCHEN, UTILITY ROOM
- LIVING ROOM
- PARKING AND GARAGE
- uPVC D/G, GAS C/H
- FOUR BEDROOM, MASTER EN-SUITE
- FAMILY BATHROOM
- CLOSE TO BEACHES AND NATURE RESERVE
- GARDENS
- HOME OFFICE/STUDIO





Dart & Partners are delighted to offer this Detached family property, set in a favoured residential location close to the beaches and nature reserve. Reception hall, cloakroom, living room, kitchen/diner, utility room, four bedrooms, master en-suite, family bathroom, uPVC double glazing, gas central heating, garden office/studio, enclosed rear garden, driveway parking and garage. An internal viewing comes highly recommended.

Glazed timber front door into....

#### RECEPTION HALL

Doors to principal rooms and stairs rising the first floor. Radiator, power points, useful storage area under stairs and door opening to understairs storage cupboard with coat hanging hooks. Door to....

#### CLOAKROOM

White suite comprising close coupled WC, pedestal wash hand basin, extractor fan, radiator, vanity mirror and tiled splashbacks, wall mounted consumer unit.

#### LIVING ROOM

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

#### 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 timber effect roll top work surface over, integrated electric oven and four burner gas hob with stainless steel splashback and extractor canopy above, inset one and a half bowl stainless steel sink drainer, integrated dishwasher and fridge freezer. Wall mounted gas boiler. door through to....







#### UTILITY ROOM

Double glazed timber back door, matching high gloss base units with timber effect rolled work top, integrated washing machine, extractor fan, power points.

#### FIRST FLOOR LANDING

Loft access hatch, radiator and power points, airing cupboard housing pressurised hot water cylinder and timber slatted shelving.

#### FAMILY BATHROOM

Obscure uPVC double glazed window to rear. White suite comprising close coupled WC, pedestal wash hand basin and panelled bath, tiled splashbacks, extractor fan, radiator, vanity mirror and shaver socket.

#### BEDROOM 1

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

#### EN-SUITE SHOWER ROOM

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

#### BEDROOM 2

uPVC double glazed window to front enjoying a pleasant open outlook, Radiator, power points.

#### BEDROOM 3

uPVC double glazed window to front enjoying similar outlook to that of bedroom 2. Radiator, power points, large built in cupboard with timber shelving, space to add hanging rails.





#### BEDROOM 4

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

#### OUTSIDE

To the front is a well stocked flower bed and driveway parking ahead of the SINGLE GARAGE with metal up and over door, power and light, wall mounted pod point, electric vehicle charger. The rear garden is fully enclosed family & pet friendly, predominantly laid to lawn with a good size paved patio area, perfect for al-fresco dining along with a fantastic GARDEN OFFICE/STUDIO with uPVC double glazed windows and double doors, power light with its own decked balcony, door opening to useful side store.

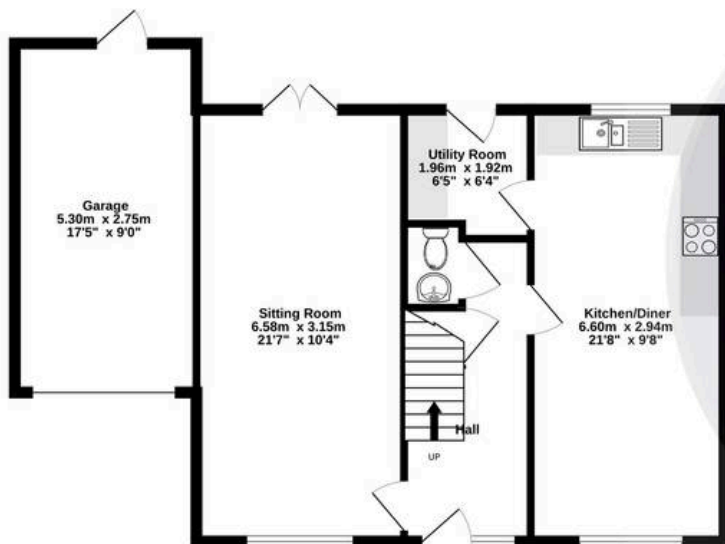
MATERIAL INFORMATION - Subject to legal verification

Freehold

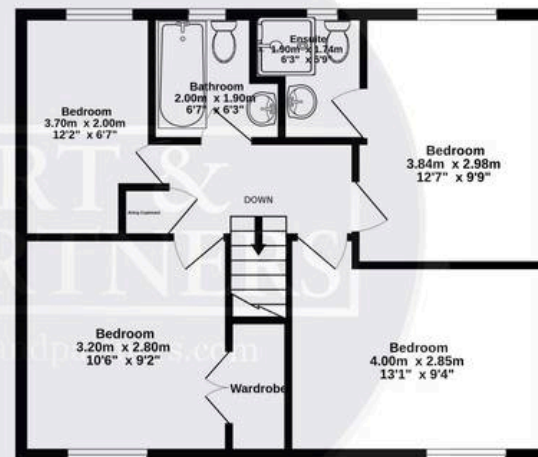
Council Tax Band D



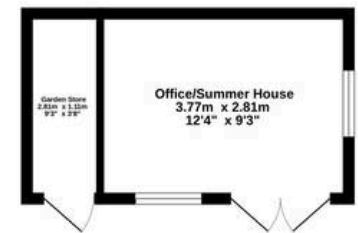
Ground Floor  
67.1 sq.m. (722 sq.ft.) approx.



1st Floor  
53.5 sq.m. (576 sq.ft.) approx.



Office/Summer House  
13.7 sq.m. (148 sq.ft.) approx.



**TOTAL FLOOR AREA : 134.4 sq.m. (1446 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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