

Millin Way, **Dawlish Warren**, EX7 0EP

A well-proportioned TWO DOUBLE BEDROOM semi-detached home situated on the popular Sandpipers development, within convenient reach of Dawlish Warren's beach, nature reserve, golf course and railway station. FREEHOLD, COUNCIL TAX BAND - B, EPC - C.

£249,950

01626 862379

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DESCRIPTION

The property offers particularly generous accommodation for a two bedroom home, including a comfortable lounge and an impressive KITCHEN/DINING ROOM extending across the rear of the property. Upstairs are two spacious double bedrooms together with a wet room/shower room.

Further benefits include GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, OFF ROAD PARKING and an attractive ENCLOSED REAR GARDEN with lawn and patio areas.

The property would make an excellent permanent home, first-time purchase or investment and an internal viewing is recommended to appreciate the size of the accommodation.

ENTRANCE HALL

Approached through a uPVC double glazed entrance door. Radiator and access to the principal ground floor rooms.

LOUNGE

A generous reception room with uPVC double glazed window overlooking the front of the property. Radiator and television point. The proportions provide ample space for a range of lounge furniture.

KITCHEN/DINING ROOM

A particularly spacious kitchen/dining room forming an excellent everyday living and entertaining space. Fitted with a range of contemporary cream gloss wall and base units complemented by wood effect work surfaces. Stainless steel sink and drainer positioned beneath a uPVC double glazed window overlooking the rear garden.

Integrated electric oven with gas hob and extractor hood over, together with space and plumbing for washing machine and further appliance space. Ample room for a

family-sized dining table and chairs. Useful understairs storage cupboard and uPVC double glazed door providing direct access to the rear garden.

GROUND FLOOR CLOAKROOM

uPVC double glazed obscure window, pedestal wash hand basin, low level WC and radiator.

FIRST FLOOR LANDING

Radiator, access to roof space and doors to the bedrooms and shower room.

BEDROOM 1

An excellent sized double bedroom with uPVC double glazed window overlooking the front of the property, radiator and useful built in storage cupboard.

BEDROOM 2

Another particularly generous double bedroom with two uPVC double glazed windows overlooking the rear garden, radiator and built in storage cupboard.

SHOWER ROOM/WET ROOM

Fitted with an accessible shower area with electric shower, shower screen and grab rails. Pedestal wash hand basin, low level WC, radiator and uPVC double glazed obscure window.





OUTSIDE

To the front of the property is OFF ROAD PARKING, together with an established low maintenance planted area and pathway leading to the front entrance. A pathway to the side of the property provides gated pedestrian access to the rear.

REAR GARDEN

A particularly pleasant feature of the property is the good sized enclosed rear garden, which is predominantly laid to lawn with a paved patio immediately adjoining the house, providing space for outside seating and entertaining.

The garden is enclosed by timber fencing with established flower and shrub borders and offers a relatively straightforward, manageable outside space.

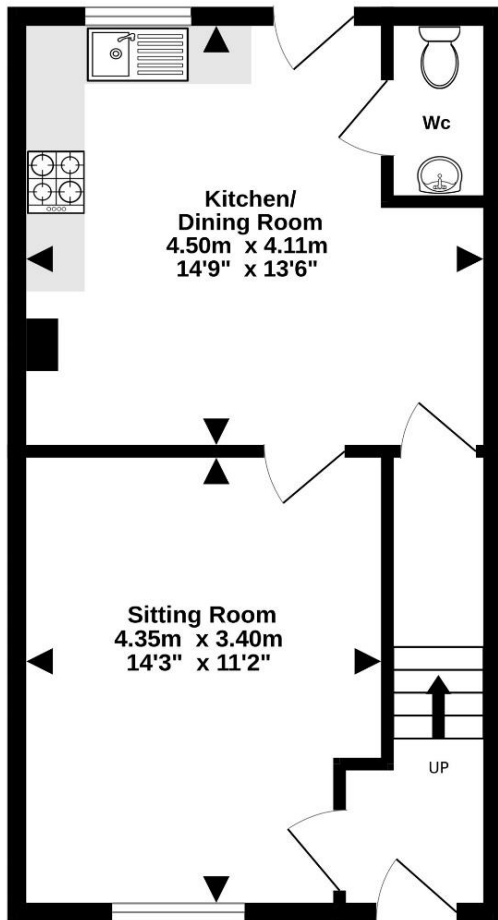
LOCATION

The property occupies a convenient position on the popular Sandpipers development at Dawlish Warren, well placed for the area's sandy beach, renowned nature reserve and links golf course.

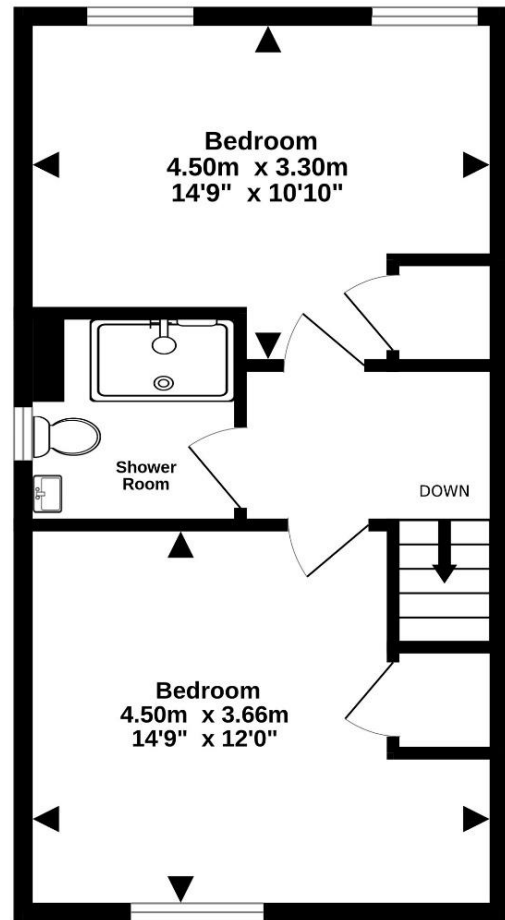
Dawlish Warren also provides a range of local amenities together with a railway station offering regular services towards Exeter, Dawlish, Teignmouth and Torbay. The nearby National Cycle Network follows the attractive Exe Estuary and provides access towards Exeter and the surrounding coastal and countryside areas.



Ground Floor
37.9 sq.m. (408 sq.ft.) approx.



1st Floor
37.8 sq.m. (407 sq.ft.) approx.



TOTAL FLOOR AREA : 75.8 sq.m. (815 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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19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



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