



**16 Millin Way, Dawlish Warren**  
Guide Price £425,000





## 16 Millin Way

Dawlish Warren, Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- WELL PRESENTED DETACHED FAMILY HOME
- IN FAVOURED LOCATION CLOSE TO THE BEACH AND LOCAL AMENITIES
- GENEROUS RECEPTION HALL, SITTING ROOM
- KITCHEN DINER, UTILITY ROOM, CLOAKROOM
- FOUR BEDROOMS (ONE EN-SUITE), FAMILY BATHROOM
- ENCLOSED GARDENS
- DRIVEWAY PARKNIG AND GARAGE



Dart & Partners are delighted to bring to the market this very well presented four bedroom detached family property situated in a favoured residential location close to the beaches, nature reserve and local amenities.

Accommodation briefly comprises; reception hall, sitting room, kitchen diner, cloakroom, utility room, four bedrooms (master with en-suite), family bathroom, enclosed gardens, driveway parking, garage. An internal viewing comes highly recommended.

Obscure uPVC double glazed front door with matching side window into...

#### GENEROUS RECEPTION HALL

With doors to principal rooms and stairs rising to the first floor. Radiator, useful under stairs storage cupboard.

#### WC

With white suite comprising low level WC, pedestal wash hand basin, tiled splash back, radiator, extractor fan, wall mounted consumer unit.

#### SITTING ROOM

Dual aspect with uPVC double glazed window to front and double doors opening to the 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. KITCHEN with a matching range of high gloss wall and base units, central island, roll top work surface with matching up-stand, inset one and a half bowl stainless steel sink drainer, space for upright fridge freezer, space and plumbing for a washing machine, integrated electric oven, four burner gas hob with extractor above, two radiators, power points. Wall mounted cupboard with gas boiler. DINING AREA with space for a good size table and chairs. Power points, TV aerial connection point.





#### UTILITY ROOM

With matching wall and base units, roll top work surface over, matching up-stand, space and plumbing for washing machine/white appliance, power points. Glazed back door giving access out to the rear garden.

#### FIRST FLOOR LANDING

Loft access hatch. Radiator, power points.

#### AIRING CUPBOARD

With hot water cylinder and timber slatted shelving.

#### BEDROOM ONE

Dual aspect with uPVC double glazed windows to rear and side. Radiator, power points.

#### EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to rear. White suite comprising low level WC, pedestal wash hand basin, shower enclosure with folding glazed door and mains fed shower, tiled splash backs, vanity mirror, shaver socket, radiator.

#### BEDROOM TWO

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

#### FAMILY BATHROOM

With obscure uPVC double glazed window to rear. White suite comprising low level WC, pedestal wash hand basin, panelled bath with mains fed shower, glazed shower screen, tiled splash backs, radiator, extractor fan, vanity mirror, shaver socket.

#### BEDROOM THREE

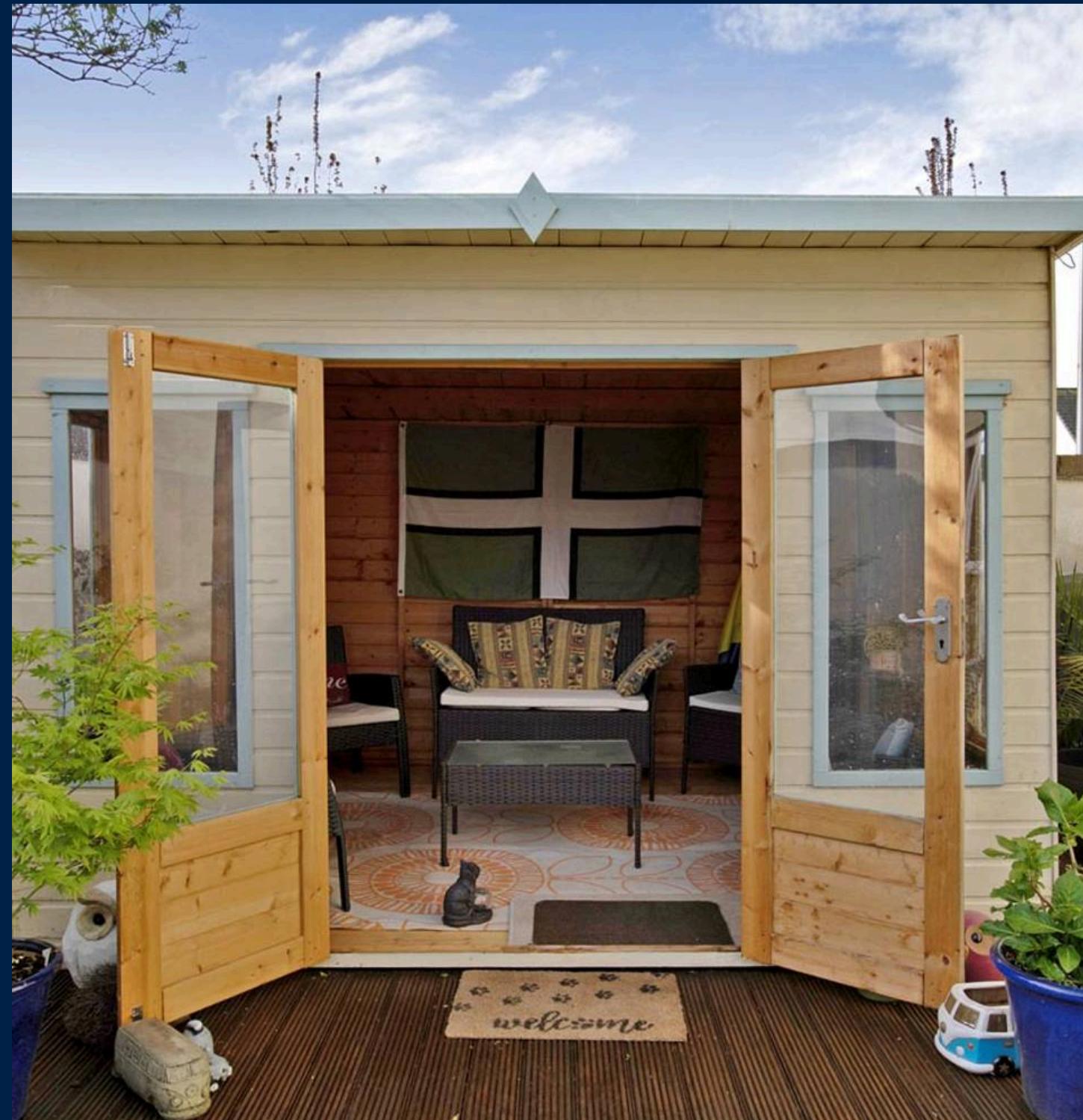
uPVC double glazed window to front. Large built in wardrobe/dressing room with timber slatted shelving. Radiator, power points.

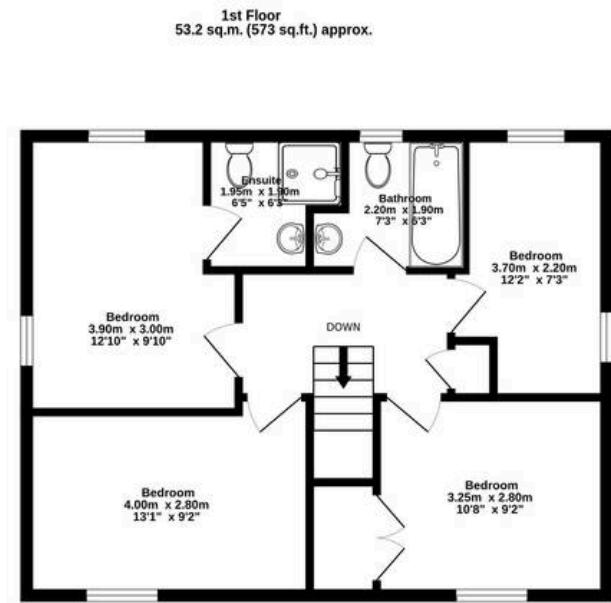
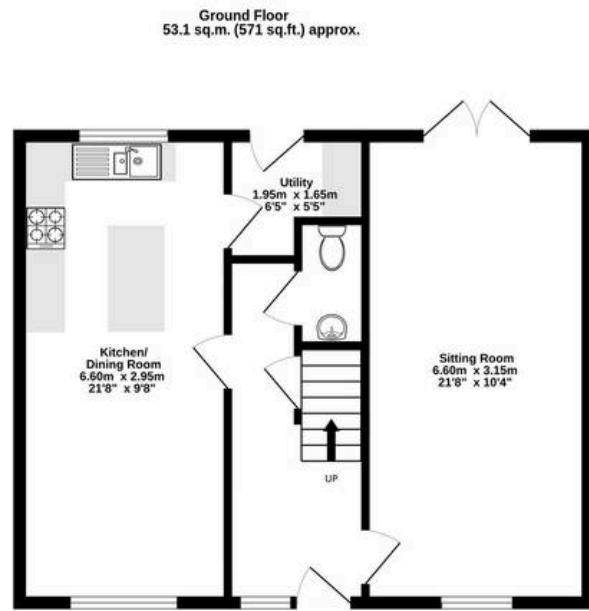
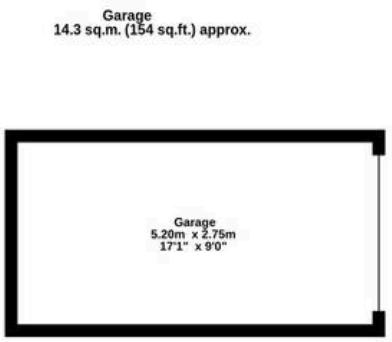
## BEDROOM FOUR

Dual aspect with uPVC double glazed windows to rear and side. Radiator, power points.

## OUTSIDE

To the rear the garden is fully enclosed making it a safe place for children and/or pets. Predominantly laid to lawn, bordered by attractive mature plants and shrubs, with a good size decked area. Timber summer house and pergola, perfect for alfresco dining. Outside water tap. A pathway and five steps lead down to a timber gate which in turn gives access to the DRIVEWAY and GARAGE. The driveway is a tandem driveway for two vehicles ahead of the SINGLE GARAGE with metal up and over door, power and light. To the side of the garage there is an area big enough for a useful outside store and bins.





**TOTAL FLOOR AREA : 120.6 sq.m. (1298 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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