

# Millin Way, Dawlish Warren, EX7 0EP



Superbly presented detached house situated in a popular development well located for the beach, public transport and local shops. Spacious and well proportioned accommodation fitted with gas central heating; Reception Hall, Cloakroom, Sitting Room, Kitchen/Dining Room, Utility, 4 Bedrooms, En Suite Shower, Family Bathroom. Sunny, enclosed garden, Garage and Parking. Tenure; Freehold. Council Tax Band: D EPC: C

£450,000

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### Location

The property enjoys an excellent position in a popular, small development only half a mile from the sandy beach, links golf course and nature reserve. There are regular bus and rail services to Exeter, Newton Abbot and beyond while local shops include a convenience store and bakers. Exeter can also be reached via the National Cycle Network with a picturesque route along the side of the estuary and canal with pubs and cafes along the way.

There are nearby pubs including Mount Pleasant and The Anchor overlooking Cockwood harbour. The nearby Cofton Holiday Park offers a gym, swimming pool and fitness classes. T

he town of Dawlish is about two miles away and can be reached via a beautiful walk along the sea wall. It offers a range of independent shops and pubs, primary and secondary schools and a range of clubs and groups for all ages.

### Accommodation

The property offers immaculate and well proportioned accommodation with uPVC double glazed windows and gas central heating with radiators to all principal rooms.

Entry to the property is in to the reception hall where there is a cloakroom with white suite. The sitting room is a bright, double aspect room with a pleasant outlook to the front and French doors opening on to the rear garden.

The kitchen/dining room is also double aspect with an outlook to the front and rear and is fitted with a comprehensive range of units and includes a built in electric double and gas hob and integrated dishwasher and fridge freezer. Off the kitchen is a useful utility with plumbing for a washing machine and a door to the rear garden.

On the first floor are four bedrooms, three of which are doubles with the fourth being a generous single and all rooms have built in wardrobes. The main bedroom has an ensuite shower room and the family bathroom is fitted with a walk-in double shower enclosure.

### Outside

To the front of the property is a small area of garden with low shrubs. The enclosed rear garden enjoys a sunny aspect and is mostly grassed and an area of gravel.

### Parking

To the side of the property is a drive providing access the garage.







### Measurements

#### Sitting Room

21'6" x 10'4" (6.55m x 3.15m)

#### Kitchen/Dining Room

21'6" x 9'8" (6.55m x 2.95m)

#### Utility

5'4" x 4'1" (1.63m x 1.24m)

### First Floor

#### Bedroom 1

12'7" x 9'10" (3.84m x 3.00m)

#### Bedroom 2

13'1" x 8'8" (3.99m x 2.64m)

#### Bedroom 3

10'6" x 9'4" (3.20m x 2.84m)

#### Bedroom 4

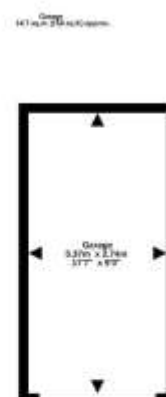
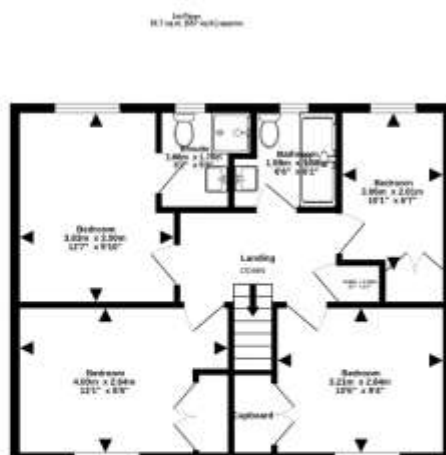
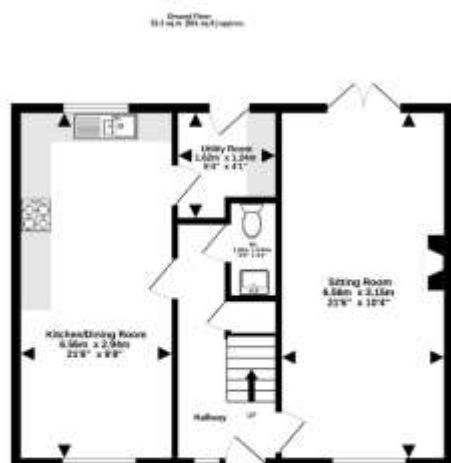
10'1" x 6'7" (3.07m x 2.01m)

### Outside

#### Garage

17'7" x 9'0" (5.36m x 2.74m)





**TOTAL FLOOR AREA : 118.6 sq.m. (1276 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the description 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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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