





Apartment





Bathrooms: 1





Heating: Electric



Parking: Allocated



Garden: Communal Council Tax Band: A

£895

Miller Way,

, Exminster, EX6 8FN

Deposit Amount: £1,032

GROUND FLOOR 400 sq.ft. (37.1 sq.m.) approx.













## **SUMMARY**

We are excited to offer for let this stunning Top Floor Mezzanine apartment in the desirable Exminster House Development.

Finished to an extremely high standard throughout the property comprises; entrance hall, open planning living/dining/kitchen, mezzanine/bedroom area and a shower room. There is a useful study recess situated in the main living area. The mezzanine provides a unique bedroom space with exposed beams, Velux window and plenty of eaves storage.

Dishwasher, washing machine, fridge freezer and oven and hob are all included.

The accommodation includes allocated parking and use of well maintained communal grounds.

The modern and contemporary accommodation gives light living spaces whilst retaining original features of the building and enjoys far reaching views.

The village of Exminster is situated on the southern edge of the City of Exeter on the western side of the Exeter ship canal and River Exe and offers a semi rural lifestyle whilst providing easy access to the city centre and transport links.

The village has an abundance of amenities including a convenience store, café, village pub and primary school.

Available to let with immediate effect, subject to satisfactory references.

Would suit a professional individual or couple.

**EPC** Rating C

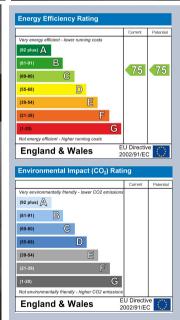
Council Tax Band A















IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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