



naomi j ryan
estate agents



Apartment



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Allocated



Garden: Communal



Council Tax Band: A

£895



Miller Way,
, Exminster, EX6 8FN

www.naomijryan.co.uk

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



1ST FLOOR
84 sq.ft. (7.8 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.9 sq.m.) 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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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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

