



naomi j ryan  
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Studio



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Yes



Garden: Communal



Council Tax Band: A

£800

Miller Way,  
, Exminster, EX6 8FN

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR  
235 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 235 sq.ft. (21.9 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 exceptional Ground Floor apartment in the desirable Exminster House Development.

Finished to an extremely high standard throughout the property comprises an open plan with zoned areas for living, sleeping and eating. 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 from the end of August 2024, subject to satisfactory references.

Would suit a professional individual.

EPC Rating B

Council Tax Band A



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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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