



naomi j ryan  
estate agents



Flat - Ground Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Yes



Garden: Communal



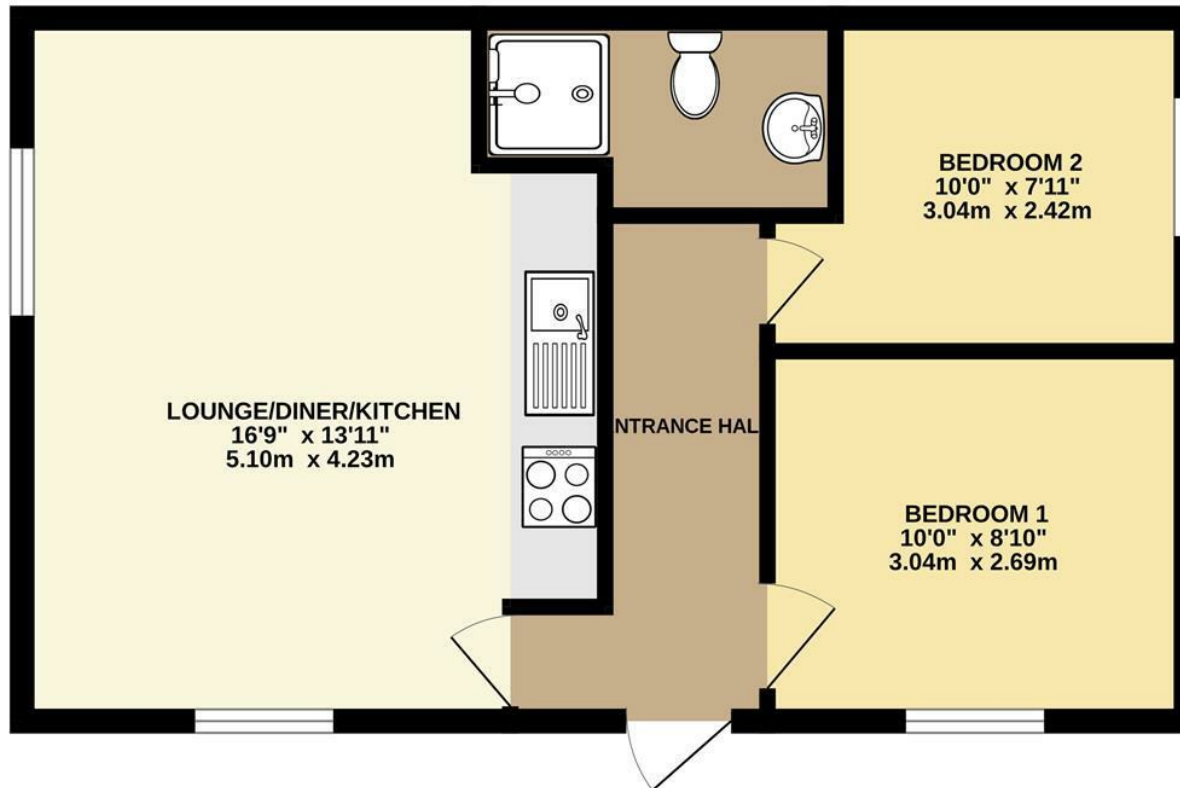
Council Tax Band: A

£1,100

Miller Way,  
, Exminster, EX6 8FN

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

GROUND FLOOR





## SUMMARY

This immaculate ground floor apartment in the desirable Exminster House Development is available to let with immediate effect.

Finished to an extremely high standard throughout the property comprises; entrance hall, one double bedroom, one single bedroom, open plan living/dining/kitchen area and shower room.

The kitchen comes fully equipped with dishwasher, washing machine, fridge freezer and oven.

The accommodation includes allocated parking and use of well maintained communal grounds with bike store and BBQ area.

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		73	73
(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	



**BRITISH PROPERTY AWARDS**  
2021  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER



**BRITISH PROPERTY AWARDS**  
2022  
★★★★★  
**GOLD WINNER**  
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**BRITISH PROPERTY AWARDS**  
2023  
★★★★★  
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