



naomi j ryan
estate agents



Apartment



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Yes



Garden: Communal



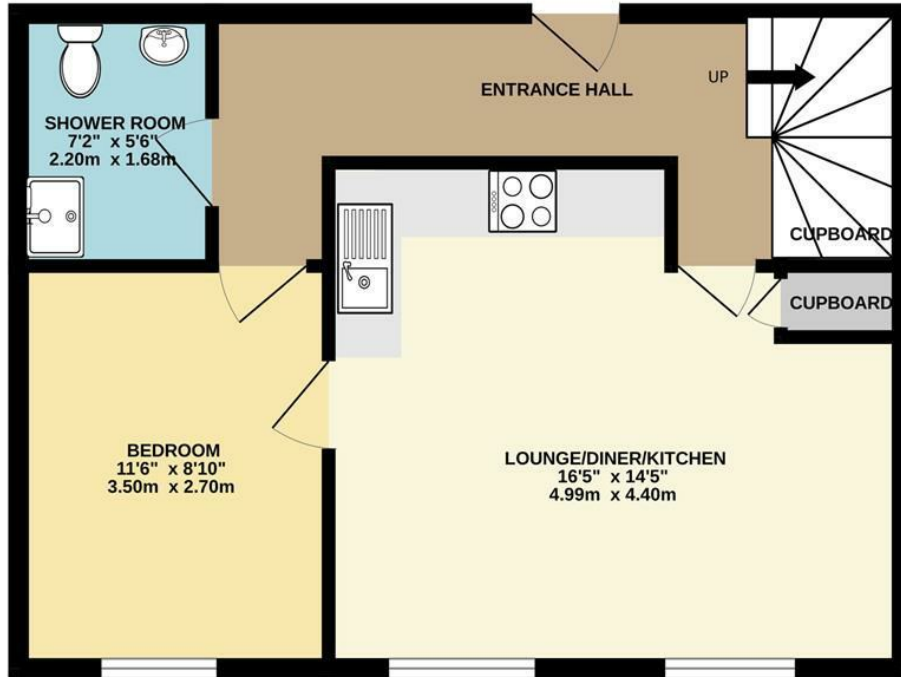
Council Tax Band: A

£1,200

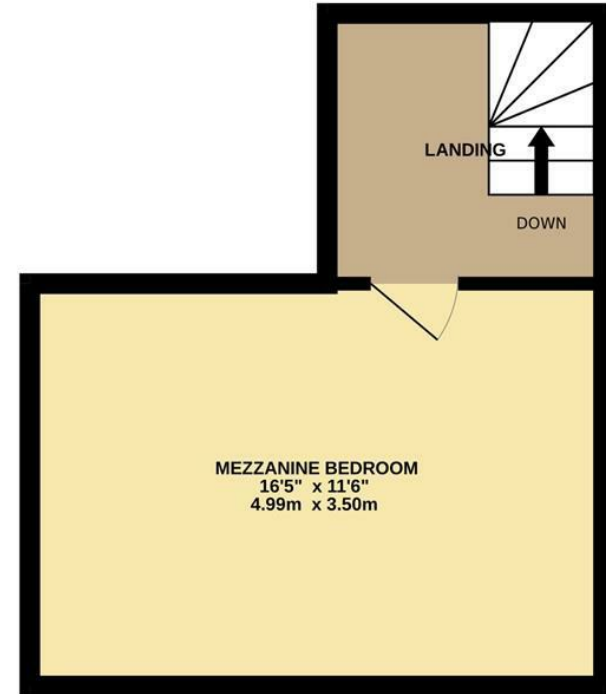
Miller Way,
, Exminster, EX6 8FN

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

Welcome to this charming and unique property located on Miller Way in the picturesque village of Exminster.

This delightful apartment has a stylish open plan living kitchen dining area, perfect for entertaining guests or simply relaxing after a long day. The property features one reception room, two bedrooms including a stunning mezzanine bedroom, and a modern shower room.

The apartment offers a contemporary living space with a bright and spacious feel throughout. The second double bedroom provides ample space for guests or could be used as a home office for those working remotely.

Situated in a great location, the property is to be redecorated throughout, adding a fresh and inviting atmosphere to the space. Outside there are stunning communal gardens for you to enjoy.

Don't miss out on the opportunity to make this lovely property your new home in Exminster. Contact us today to arrange a viewing.

EPC Rating C

Council Tax Band A

Available 27 August 2024



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 77 | 77 |
| (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 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 | |



**BRITISH
PROPERTY
AWARDS**

2021

★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER



**BRITISH
PROPERTY
AWARDS**

2022

★★★★★

GOLD WINNER

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**BRITISH
PROPERTY
AWARDS**

2023

★★★★★

GOLD WINNER

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