naomi j ryan
estate agents

Flat - Second Floor

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Heating: Electric

Parking: Yes

Garden: Communal

Council Tax Band: A

£1,175

Miller Way,

, Exminster, EX6 8FN

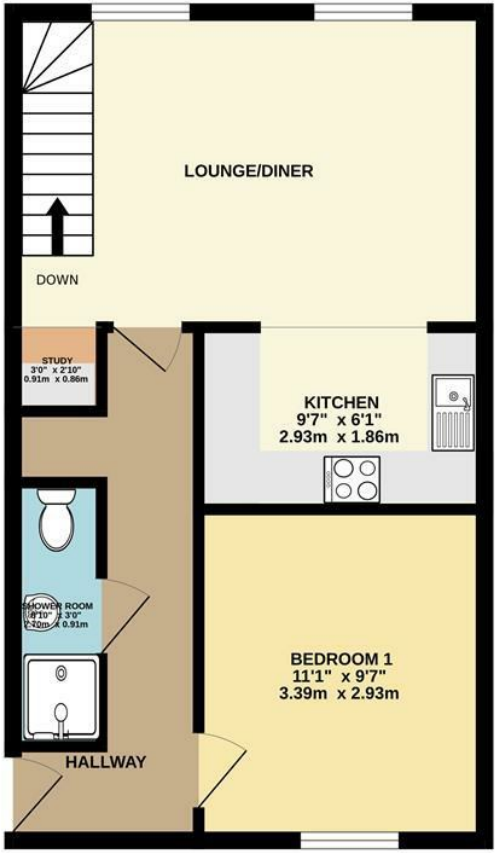
www.naomijryan.co.uk

Miller Way, Exminster, EX6 8FN

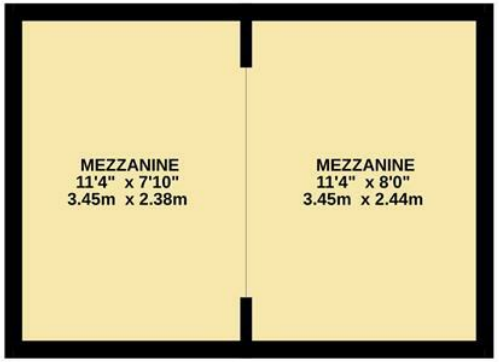
£1,175

Deposit Amount: £1,355

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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

This stunning Top Floor Mezzanine apartment in the desirable Exminster House Development is available to let with immediate effect, subject to satisfactory references.

Having just been redecorated throughout, the property is presented to an extremely high standard and in brief comprises; entrance hall, open planning living/dining/kitchen, double bedroom, mezzanine bedroom/second reception and a shower room.

The mezzanine provides a unique and versatile space with exposed beams and plenty of eaves storage.

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

The apartment is well insulated throughout and includes high spec ventilation to keep energy costs reasonable.

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 and village pubs.

Would suit a professional individual or couple.

EPC Rating C

Council Tax Band A

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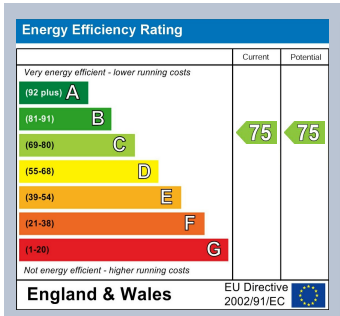

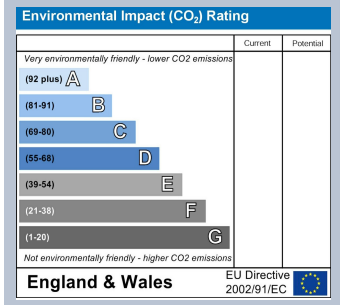

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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