





Flat - Ground Floor



Redrooms: 2



Bathrooms: 2



Receptions: 1



Heating: Electric



Parking: Yes



Garden: Communal



Council Tax Band: B

£1,150

Miller Way,

, Exminster, EX6 8FN

Deposit Amount: £1,326

## **GROUND FLOOR**









## **SUMMARY**

This stunning ground floor apartment in the desirable Exminster House Development is available to let soon!

Finished to an extremely high standard throughout and recently redecorated the property comprises; Private entrance, entrance hall, double bedroom, second double bedroom with ensuite shower, separate shower room, open plan living/dining/kitchen which comes fully equipped with dishwasher, washing machine, fridge freezer and oven.

The accommodation includes 2 allocated parking spaces 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 and village pub.

Would suit a professional individual or couple.

EPC Rating C

Council Tax Band B

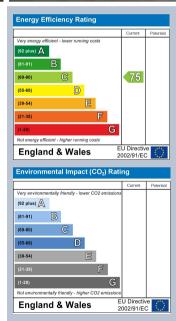
Holding Deposit £265















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.

18 southernhay west, exeter, ex1 1pj t&f. 01392 215283

> e . enquiries@naomijryan.co.uk www.naomijryan.co.uk company registration number 6693899

2023

**ESTATE AGENT** 

IN EXETER