



naomi j ryan
estate agents



Flat - Ground Floor



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Heating: Electric



Parking: Yes



Garden: Communal



Council Tax Band: B

£1,150

Miller Way,
, Exminster, EX6 8FN

www.naomijryan.co.uk

GROUND FLOOR



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 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



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