



naomi j ryan
estate agents



Flat - Second Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Yes



Garden: Communal



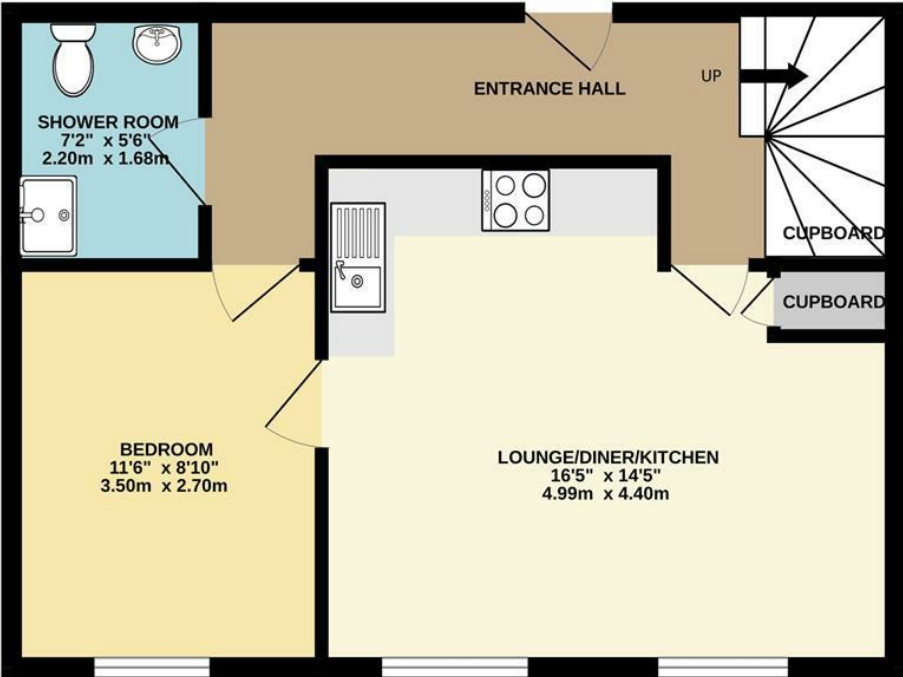
Council Tax Band: A

£1,200 Per Month

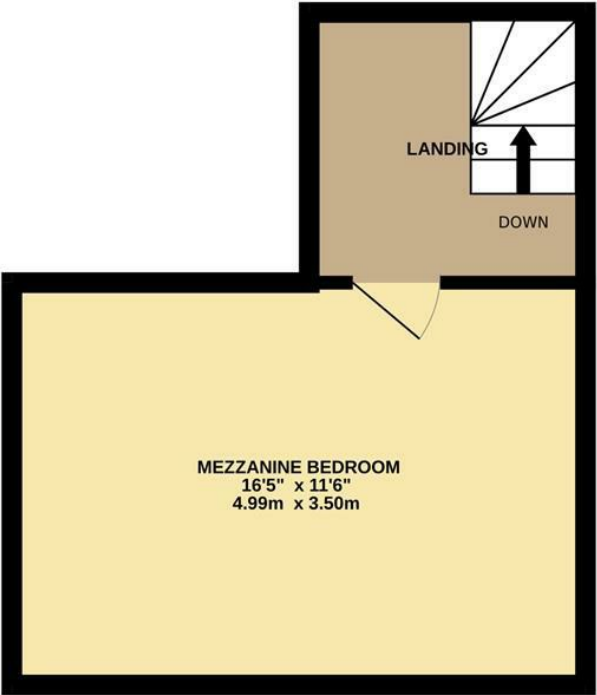
Miller Way,
, Exminster, EX6 8FN

www.naomijryan.co.uk

GROUND FLOOR



1ST 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

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.

Available mid-November 2026, subject to satisfactory references.

EPC Rating C.

Council Tax Band A.

Holding Deposit £276.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	77
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		



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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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