



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: x2



Garden: Balcony



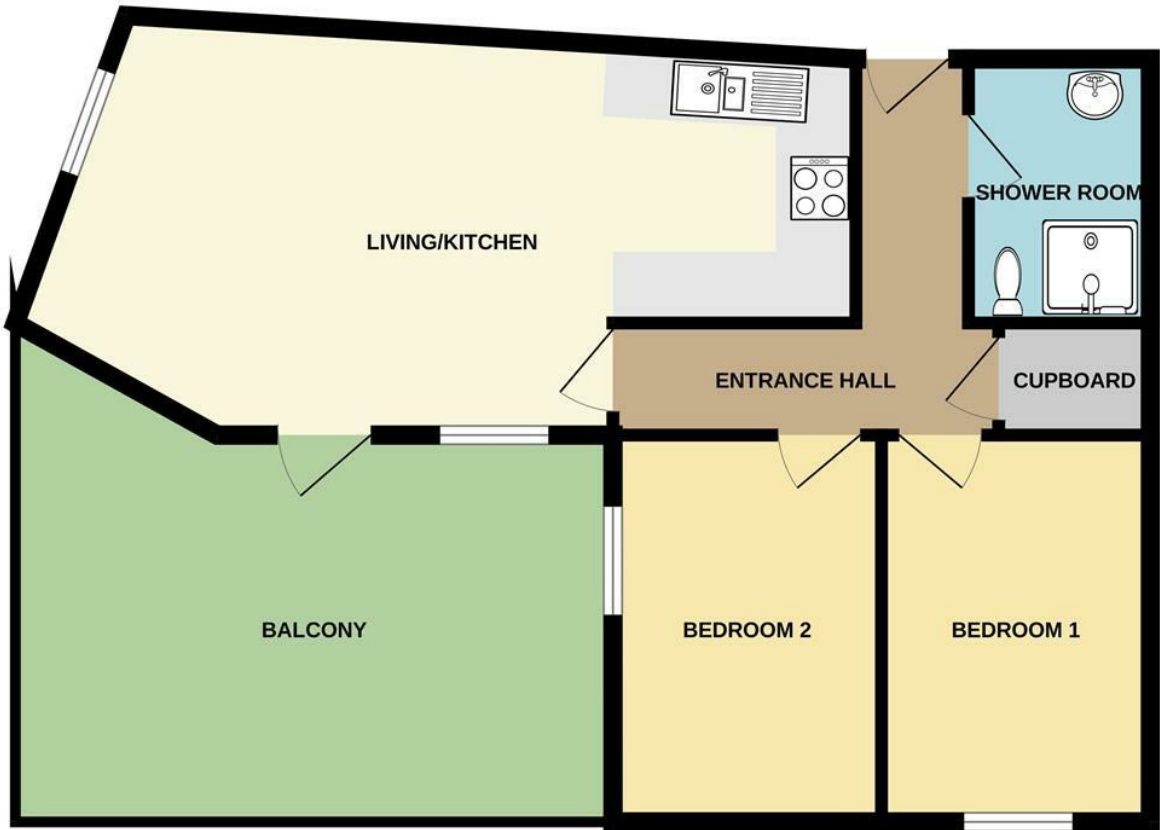
Council Tax Band: B

£1,175

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 immaculate first floor apartment in the desirable Exminster House Development is available to let with immediate effect.

Finished to an extremely high standard throughout the property comprises; entrance hall, shower room, two spacious double bedrooms, open plan living/dining/kitchen - kitchen includes slimline dishwasher, fridge freezer, washer dryer and oven and hob.

Perhaps the standout feature of this property is the extremely large private balcony which belongs solely to this apartment and is accessed via the open plan living space.

The accommodation also 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 A



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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		
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		

