



naomi j ryan
estate agents



Flat - Ground Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Yes



Garden: Communal



Council Tax Band: A

£950 Per Month

Miller Way,
, Exminster, EX6 8FN

www.naomijryan.co.uk

GROUND FLOOR
391 sq. ft. (36.3 sq.m.) approx.



SUMMARY

This exceptionally well presented apartment in the desirable Exminster House Development is available to let From the start of May 2026.

Finished to an extremely high standard the property comprises; a bright and inviting open plan living kitchen area with large windows allowing for plenty of light, one double bedroom and shower room.

Washer/dryer, fridge freezer and oven and hob are all included.

The accommodation also includes allocated parking and use of well maintained communal grounds, which are accessed just outside the front door of the apartment.

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.

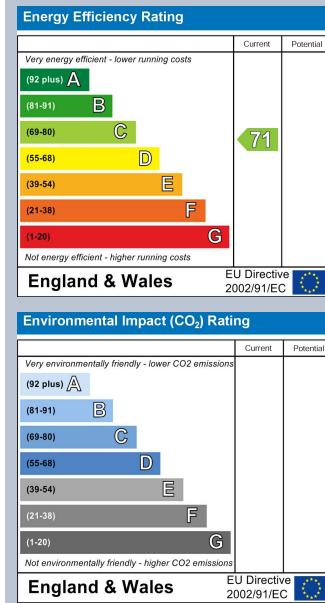
Council Tax Band A.

Holding Deposit £219.



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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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