



naomi j ryan
estate agents



Flat - Ground Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Yes



Garden: Communal



Council Tax Band: B

£1,150 Per Month



Miller Way,
, Exminster, EX6 8FN

www.naomijryan.co.uk

EXMINSTER HOUSE



SUMMARY

We are excited to offer for let this exceptional Ground Floor apartment in the desirable Exminster House Development.

Finished to an extremely high standard throughout the property comprises; a bright and spacious open plan kitchen living room with large windows allowing for plenty of light, two double bedrooms, and shower room.

Dishwasher, washing machine, fridge freezer and oven and hob are all included.

The accommodation also includes allocated parking and use of well maintained communal grounds.

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, village pub and primary school.

Would suit a professional individual or couple.

Available mid-July, subject to satisfactory referencing.

EPC Rating C.

Council Tax Band B.

Holding Deposit £265.



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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		72	
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			

