



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Yes



Garden: Communal



Council Tax Band: A

£950 Per Month

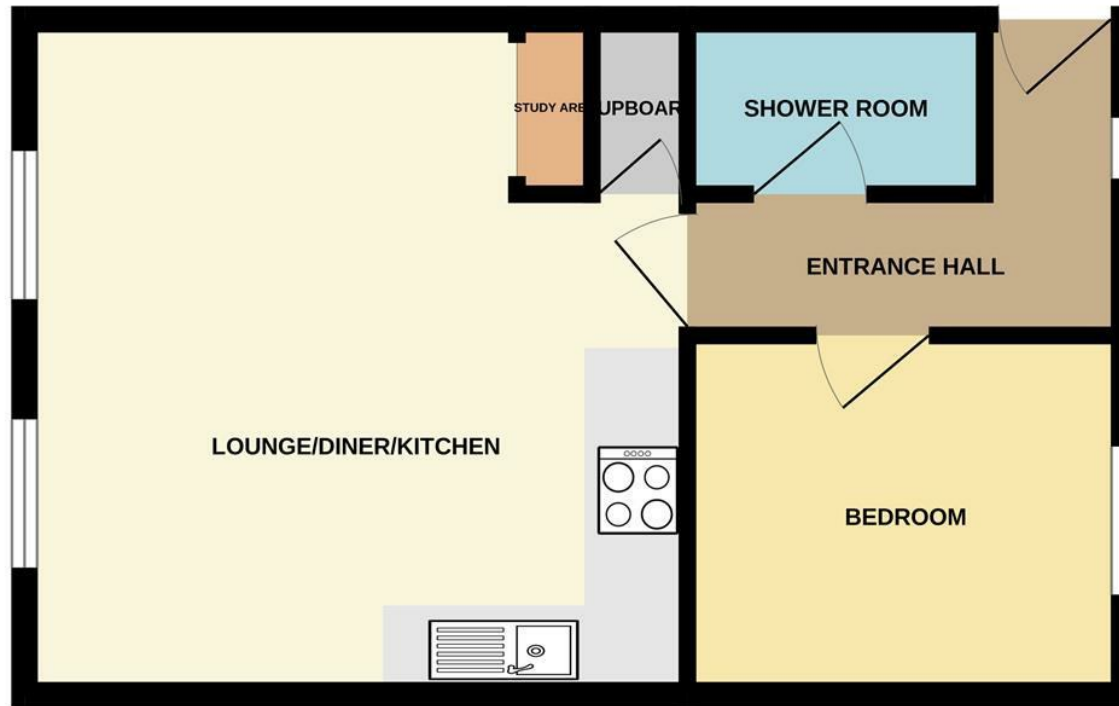


Exminster House,

Miller Way, Exminster, EX6 8FN

www.naomijryan.co.uk

FIRST FLOOR



SUMMARY

We are delighted to offer for let this exceptionally well presented first floor apartment in the desirable Exminster House Development.

Finished to an extremely high standard throughout the property comprises; entrance hall, one double bedroom, open plan living/dining/kitchen area and shower room. There is a useful study recess situated in the main living area.

The kitchen comes fully equipped with dishwasher, washing machine, fridge freezer and oven.

The accommodation includes allocated parking 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, village pub and primary school.

Available from early August, subject to satisfactory references.

Would suit a professional individual or couple.

EPC Rating C

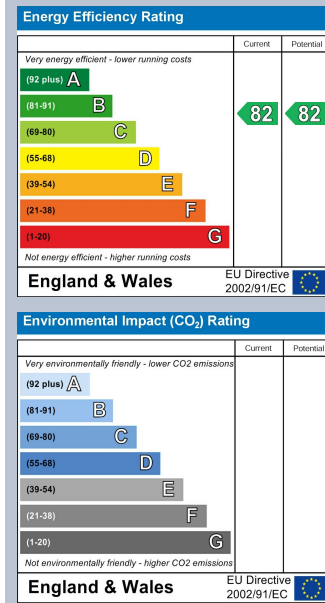
Council Tax Band A

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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