



naomi j ryan
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Flat - Second Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Yes



Garden: Communal



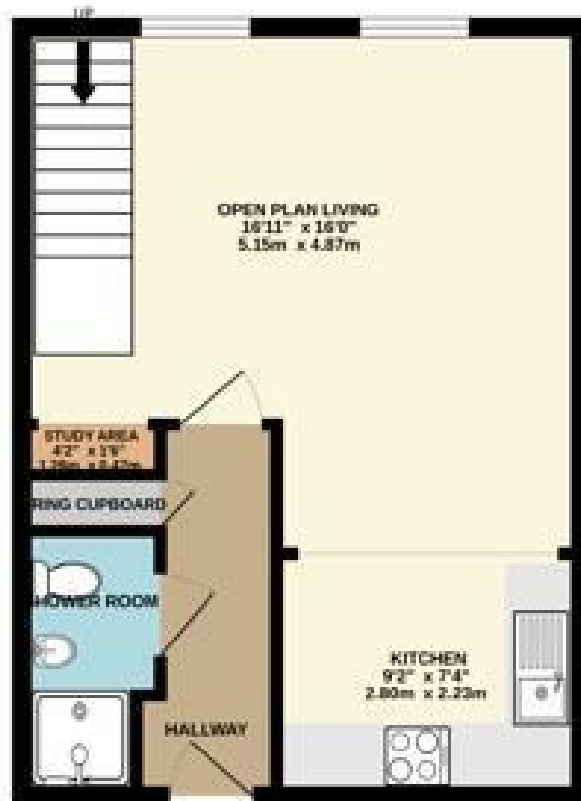
Council Tax Band: A

£1,000 Per Month

Miller Way,
, Exminster, EX6 8FN

www.naomijryan.co.uk

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
203 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.4 sq.m.) approx.

While 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

Nestled in the charming village of Exminster, on the outskirts of Exeter, this superbly presented second-floor flat offers a delightful blend of modern living and tranquil surroundings. The property boasts a spacious mezzanine bedroom, complete with eaves storage and a dressing area, providing both comfort and practicality.

As you enter, you are greeted by a bright open-plan living area, enhanced by two large windows that flood the space with natural light. The modern kitchen is equipped with integrated appliances, making it a joy for any home cook. Additionally, a useful study area is thoughtfully included, perfect for those who work from home or require a quiet space for study.

The flat features a well-appointed shower room, ensuring convenience for residents. For added peace of mind, the property comes with one allocated parking space in a private and secure car park, exclusively for residents of Exminster House. Visitors will also find ample parking available.

The communal grounds are a true highlight, meticulously maintained and offering picnic benches and a barbecue area, ideal for enjoying the outdoors with friends and family. With close proximity to local amenities and excellent transport links, this property is perfectly situated for both relaxation and convenience.

This flat is an excellent opportunity for anyone seeking a modern, stylish home in a picturesque setting. Don't miss the chance to make this lovely property your own.

EPC Rating C

Council Tax Band A

Holding Deposit £230



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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		76	
		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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ESTATE AGENT
IN EXETER

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ESTATE AGENT
IN EXETER

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PROPERTY
AWARDS
2023
★★★★★
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2024
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