



naomi j ryan  
estate agents



Flat - Ground Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Yes



Garden: Communal



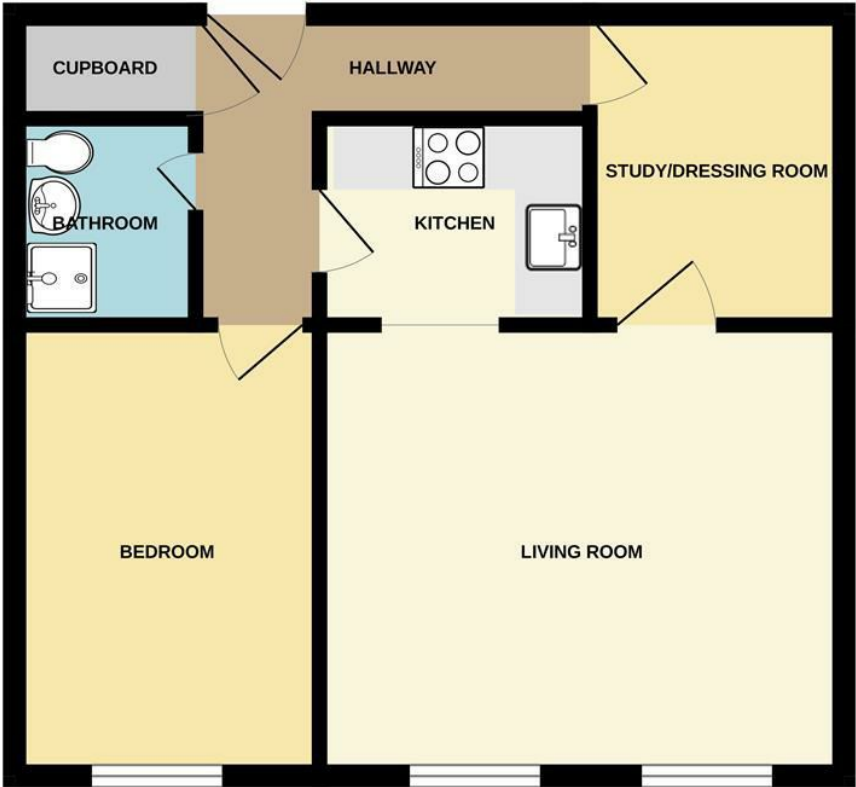
Council Tax Band: B

£1,075

Miller Way,  
, Exminster, EX6 8FN

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.4 sq.m.) approx.  
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

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 living room with large windows allowing for plenty of light, kitchen off of living room, spacious double bedroom, shower room and additional internal room which would make a perfect study or dressing room.

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

The accommodation 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.

Available to let from mid February 2026.

Would suit a professional individual or couple.

EPC Rating C.

Council Tax Band B.

Holding Deposit £248.



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