



**FLAT 1 WEBBS COURT MILL LANE
EXETER
EX2 8DQ**

£1,200 Per month

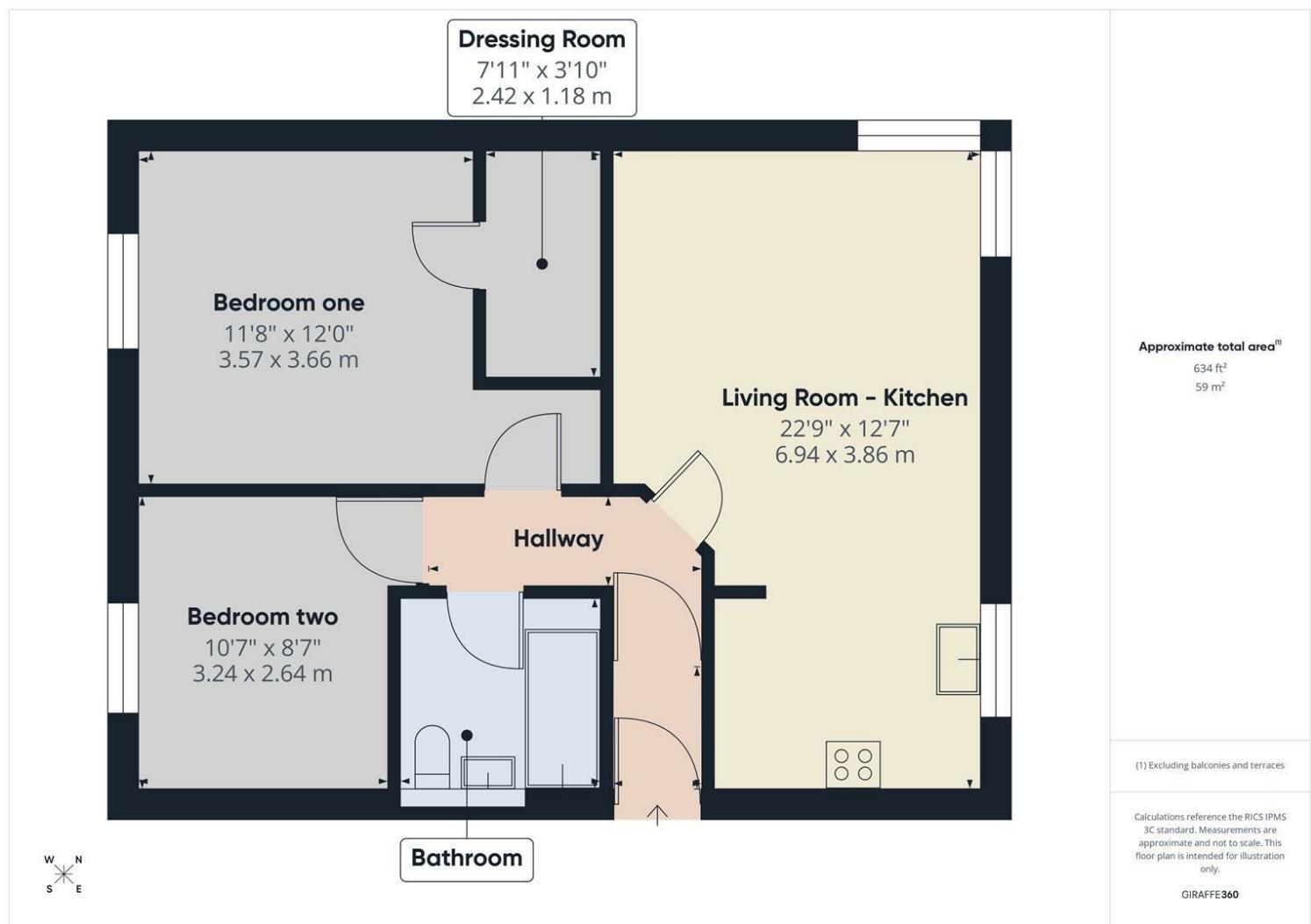
Situated in the highly sought-after area of Alphington, this modern apartment offers excellent access to Exeter City Centre, Marsh Barton Industrial Estate, and major transport links, including the M5 A30 & A38.

The spacious open-plan living area enjoys plenty of natural light from large windows. The kitchen, complete with appliances, is stylishly fitted and flows seamlessly from the living area, creating a contemporary and practical layout.

Additionally there are two generously sized double bedrooms, one with a large walk in dressing area along with a modern bathroom and the benefit of an off-road allocated parking space.

An ideal home for a working professional or couple looking to enjoy modern living with excellent city access.





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	83	
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements