



naomi j ryan
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Double Garage &
Driveway



Front & Rear Gardens



Council Tax Band: E

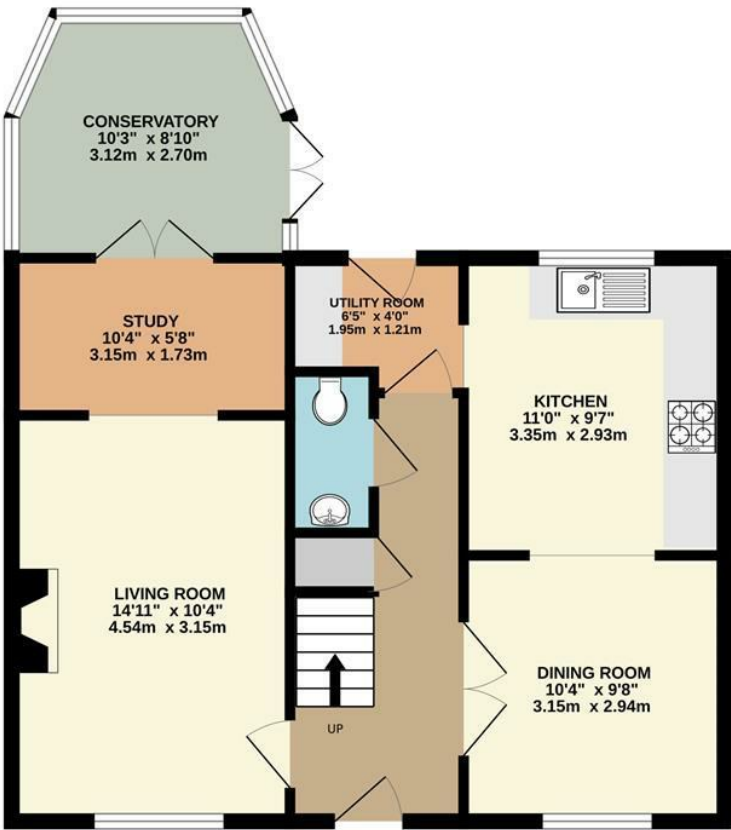
£450,000 Freehold

7 Digby Drive,

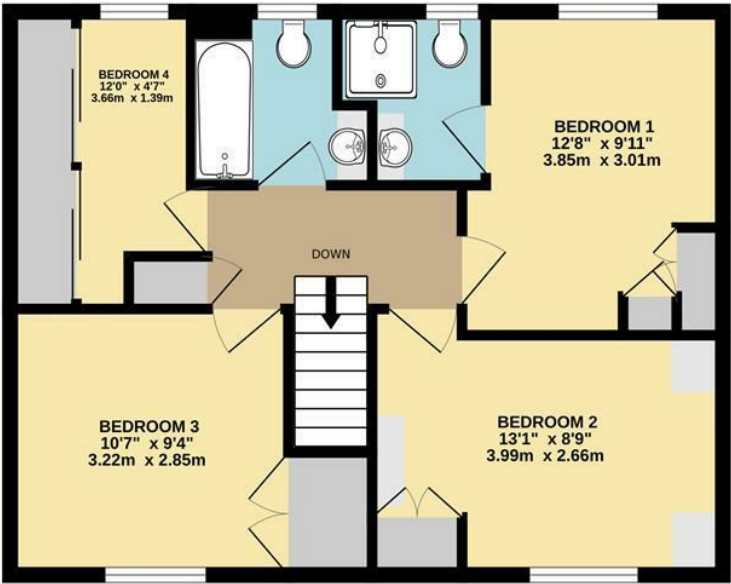
Kings Heath, Exeter, Devon, EX2 7QU

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



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

A superbly presented four-bedroom detached home offering generously proportioned accommodation, well maintained gardens, and a double garage. The property occupies a highly convenient position offering easy access to a range of local amenities including a Tesco Superstore. Links to the major road networks surrounding the city are situated close by as is Digby & Sowton Train Station. Well regarded schools, St Peters CofE & Clyst Heath Primary School are located within walking distance making this property an ideal choice for families.

Occupying an elevated and generous plot the property enjoys a delightful, tree lined open aspect to the front elevation. The accommodation is light and spacious throughout, comprising in brief entrance hall, living room plus additional study area, conservatory, kitchen and adjoining dining room, WC, and utility room to the ground floor. Four good sized bedrooms, an ensuite shower room and a family bathroom are located to the first floor. Outside the property enjoys well maintained front and rear gardens. The rear garden is a standout feature, offering a good degree of privacy and a tranquil space from which to enjoy the outdoors.

For those with vehicles, the property features ample off-road parking and a double garage. The garage is serviced with power, lighting, and a courtesy door into the garden.

Naomi J Ryan Estate Agents are delighted to bring this wonderful home to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating and an Electric Fire

Utilities: Connected to mains Gas, Electric, Water & Drainage

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



