

naomi j ryan
estate agents

Coach House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Gas Central Heating

Garage and Parking Space

Front Garden

Council Tax Band: B

Guide Price: £230,000 - £240,000

11 Digby Drive,

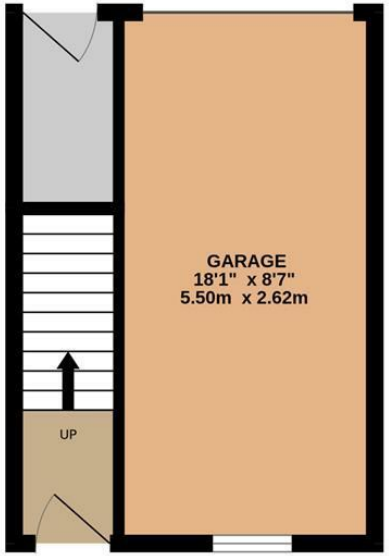
Kings Heath, Exeter, EX2 7QU

www.naomijryan.co.uk

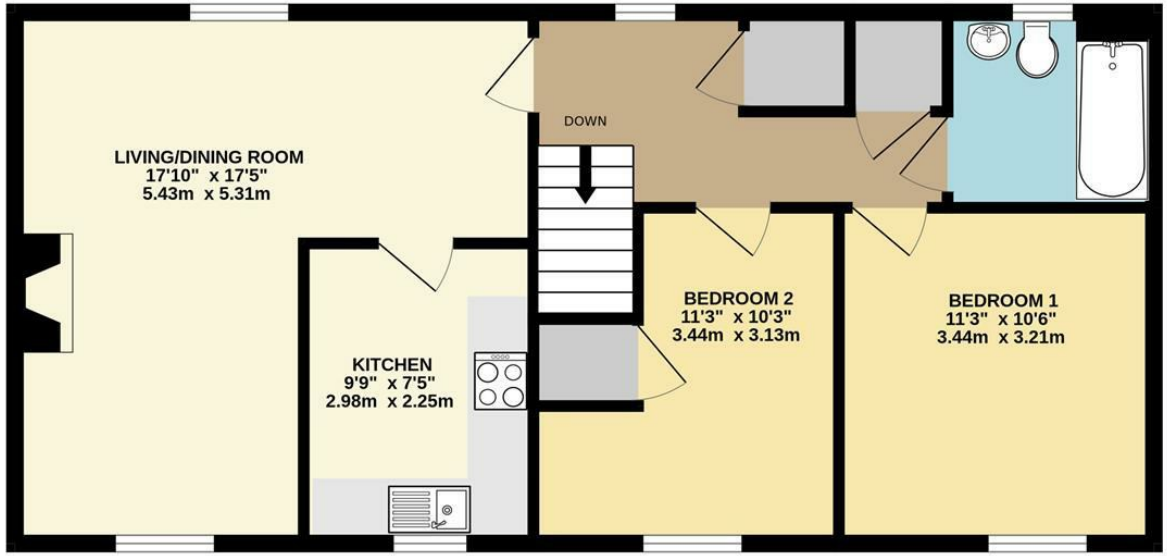
11 Digby Drive, Kings Heath, Exeter, EX2 7QU

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GROUND FLOOR



FIRST 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

GUIDE PRICE £230,000 - £240,000

A well-presented two-bedroom coach house with the added benefit of a generous enclosed garden to the front, situated in the popular residential area of Kings Heath and offered to the market with no onward chain. The property enjoys excellent access to a range of local amenities, including Digby & Sowton railway station, the highly regarded Clyst Heath Nursery & Community Primary School, and convenient links to the major road networks surrounding the city.

The spacious and well-maintained accommodation comprises an entrance hall with stairs rising to the first-floor landing, where there are two useful storage cupboards. The property further benefits from a bright dual-aspect open-plan living/dining room, a separate modern fitted kitchen, two double bedrooms, and a contemporary family bathroom.

Outside, there is an enclosed front garden, predominantly laid to lawn, planted with mature shrubs, and with a paved pathway leading to the parking area. To the rear of the property, there is an allocated parking space positioned directly in front of the garage, which is located beneath the coach house. A useful external storage cupboard is also accessible from the rear.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

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

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.







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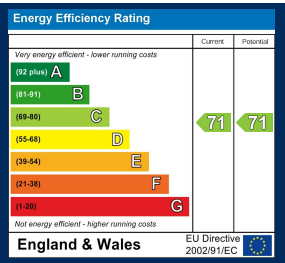
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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