



£1,195,000

Maer Cross, Maer Road, Exmouth, Devon, EX8 2DB



01395 265530



A very spacious late 19th Century semi-detached family home with the benefit of an Annexe and beautiful views across the Maer and out to sea towards Berry Head.

***GROUND FLOOR - Large Sitting Room And Kitchen/Dining Room - Both With Decked Outdoor Entertaining Spaces, Utility Room With Access To The Annexe And Cloakroom.**

***FIRST FLOOR - Two Large Bedrooms - One Of Which Is Currently Being Used As A Sitting Room And The Other Has A Large En-Suite Shower Room And Dressing Room.**

***SECOND FLOOR - Further Three Bedrooms, Family Bathroom. Double Garage And Ample Off Road Parking**

***ANNEXE - Open plan Sitting/Kitchen/Dining Room, Two Bedrooms, Bathroom. Own Private Rear Garden.**

DESCRIPTION: Maer Cross is located in arguably one of the best locations in Exmouth, situated just behind The Maer and only a stones throw from Exmouth Beach. This late nineteenth century semi-detached family house has the benefit of a separate two bedroom annexe with it's own private garden, generating a healthy income. Forming one half of what was originally a house believed to have been constructed for a ships captain, the property retains a number of period features and has wonderful green open space views as well as sea views towards Berry Head. A viewing is thoroughly recommended to appreciate the size of accommodation & location Maer Cross has to offer.

LOCATION: The property is situated within a 1 minute walk to the beach, a 5 minute walk of Michael Caines beach bar and restaurant - Mickey's, and 15 minutes walk to Exmouth Marina. Exmouth Beach itself has over three miles of glorious golden sands, Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

THE ACCOMMODATION COMPRISES (all measurements are approximate):-

COVERED OAK ENTRANCE PORCH with solid Oak entrance door to:-

HALLWAY: Solid wood flooring, two old fashioned radiators, decorative coved ceiling, picture rail, dado rail, door which leads down to the **BASEMENT** which is standing height and runs under the hallway and the sitting room. Two double glazed windows, stairs leading up to the first floor with a wide tread staircase, door to:-

FIRST FLOOR LANDING: Large double glazed bay window, radiator, stairs leading up to second floor, doors to:-

SITTING ROOM: 22' (6.71m) x 19' 5" (5.92m): Impressive large room with decorative coved ceiling and picture rail, three radiators, feature Oak surround fireplace with stone hearth and cast iron woodburner, double glazed bay window and double glazed door leading out onto the front deck.

KITCHEN / DINING ROOM: 21' 11" (6.68m) x 16' 1" (4.90m): Another large impressive room with modern fitted kitchen comprising stone worktop surfaces with glass splashbacks, inset one and half bowl stainless steel sink with drainer and mixer tap, fitted Smeg Range stainless steel cooker with 6 burner gas hob, cupboards and drawers under with space for wine fridge and American style fridge freezer, kick space heater, wall mounted cupboards with under-lighting, stainless steel and glass cooker hood, wood flooring throughout, two tall radiators, double glazed bifold doors leading out onto the side deck, door to:-

REAR HALLWAY: Radiator, wood flooring, double glazed window and door leading into the inner courtyard, door leading through to the Annexe and door to:-

CLOAKROOM: White suite with low level WC, corner wash hand basin in tiled splashback with mixer tap, extractor fan, radiator. Opaque double glazed door leading through to:-

UTILITY AREA: Double glazed windows and skylights, storage cupboard housing meters, plumbing for washing machine.

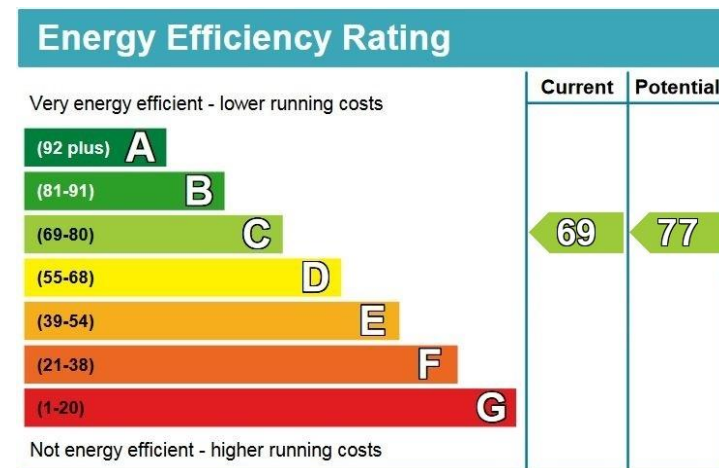
SITTING ROOM /BEDROOM 1: 22' (6.71m) x 19' 5" (5.92m): The current owners use this room as a Sitting Room. Feature stone surround fireplace with cast iron woodburner, coved ceiling, picture rail, two radiators, double glazed bay window with views over The Warren, towards the beach, Dawlish Warren and down the coastline towards Berry Head. Double glazed door leading onto **BALCONY** with similar views.

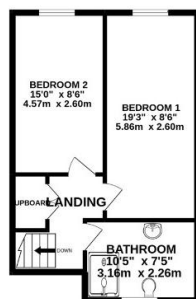
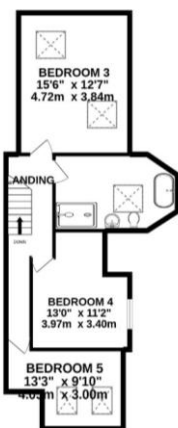
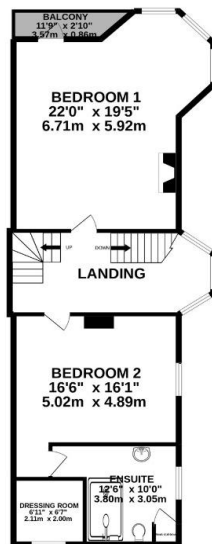
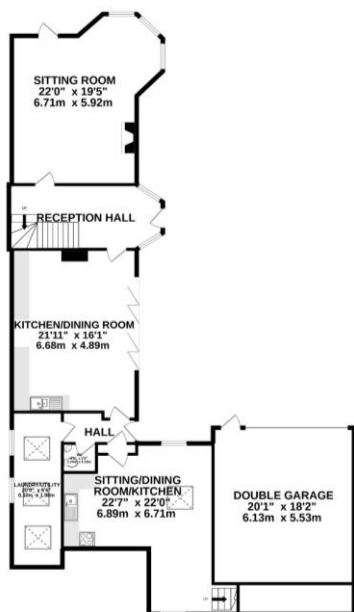
BEDROOM 2: 16' 6" (5.03m) x 16' 1" (4.90m): Double glazed window to side, picture rail, two radiators, walk-in DRESSING ROOM with opaque double glazed window. Door to:-

EN-SUITE: 12' 6" (3.81m) x 10' (3.05m): Modern white suite comprising large walk-in shower with twin glass screens and built-in double shower head, low level WC, pedestal wash hand basin with mixer tap, radiator, chrome runged towel rail, opaque double glazed window to side, built-in airing cupboard housing the gas fired boiler and shelving.

SECOND FLOOR LANDING: Hatch to roof with pull down ladder, doors to:-

BEDROOM 3: 15' 6" (4.72m) x 12' 7" (3.84m): Double glazed roof light to side and double glazed balcony Velux window to front with views over The Maer, seafront and towards Berry Head. Radiator.





Approximately 3693 sq. ft. (343.1 sq. m.)

BATHROOM: Modern white suite comprising panelled bath with central mixer tap, pedestal wash hand basin with glass splashback and mixer tap, low level WC, large shower cubicle with sliding glass door and built-in shower, downlighters, extractor fan, double glazed Velux window, radiator.

BEDROOM 4: 13' (3.96m) x 11' 2" (3.40m): Double glazed window to the side, radiator.

BEDROOM 5: 13' 3" (4.04m) x 9' 5" (2.87m): Two double glazed Velux windows, radiator.

OUTSIDE: At the front of the property there is parking for numerous vehicles on a generous gravel and paved area. The current owners have created two large **OUTDOOR COVERED DECKED AREAS** providing entertaining spaces. One of these is partly enclosed with a tiled roof, double glazed Velux windows and patio heaters.

ANNEXE

OPEN PLAN SITTING / DINING / KITCHEN: 22' 7" (6.88m) x 22' (6.71m): Modern fitted kitchen with a range of wall and base units, inset ceramic hob with built-in oven below and stainless steel cooker hood above, inset stainless steel sink and drainer. Double glazed window to front and rear. Lantern skylight. Stairs lead up to:-

LANDING: Double glazed window to side. Built-in cupboard.

BEDROOM 1: 19' 3" (5.87m) x 8' 6" (2.59m): Double glazed window to front.

BEDROOM 2: 15' (4.57m) x 8' 6" (2.59m): Double glazed window to front.

BATHROOM: 10' 5" (3.17m) x 7' 5" (2.26m): Modern white suite comprising shower cubicle with sliding glass screen and shower over, low level WC, wash hand basin on vanity unit with tiled splashback, mixer tap over and drawer below.

OUTSIDE: To the rear of the annexe is a private paved courtyard with steps down to a pedestrian gate with access to the front. Water tap.

DIRECTIONS: On leaving Exeter and Topsham proceed towards Exmouth along the A376. On entering the town continue to the roundabout (by the train station and M&S Foodhall) and bear left. At the next roundabout take the second exit and continue up Rolle street. At the roundabout at the top of Rolle Street go straight onto Douglas Avenue, continue on this road for a short distance until you come across a right turn onto Maer Road. Maer Cross can be found past the car park on the left hand side.

TENURE: Freehold **COUNCIL TAX BAND E**

Telephone: 01395 265530

Email: exmouth@hallandscott.co.uk

Website: www.hallandscott.co.uk

Address: Unit 2, Pierhead, Exmouth, EX8 1DU

Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

