



Sheerwater
Maer Lane | Exmouth | Devon | EX8 2DD

FINE & COUNTRY

SHEERWATER



Set in a half-acre plot just a short distance from Exmouth beach, this generous five-bedroom detached family house also has historical lapsed planning permission consent for a further five-bedroom detached property located within its grounds.







KEY FEATURES

Upon entering the home, the glazed double height entrance welcomes you into a bright and spacious hallway, providing access to the main living areas.

A light and spacious kitchen fitted with an extensive range of shaker style units and integrated appliances, with a door to the integral double garage. There is also ample space for dining with French doors that grant easy access to the garden, making for an ideal indoor/outdoor entertaining space.

The sizeable dual aspect reception room is flooded with natural light from the large window overlooking the tranquil front garden. Glazed doors at the other end of the room provide access to the rear garden. A charming wood burner offers additional warmth and creates a cosy atmosphere.

A separate dining room provides a formal and quiet entertaining space, with French doors that allow the occasion to transition into the garden.

A further room currently used as a study completes the ground floor, alongside a cloakroom and utility room.













Located upstairs are five bedrooms, including a luxurious and spacious master suite fitted with wardrobes and complete with an en-suite bathroom. A family bathroom featuring a bath with shower services the additional bedrooms.













Accessed via double gates from Maer Lane, Sheerwater offers ample parking and turning space and double garage.

The frontage benefits from mature gardens with a range of shrubs, which provide natural privacy and screening. To the rear, a large and fully enclosed garden boasts a mixture of mature hedging and timber fencing. An expansive decking area which extends the length of the property is currently being refurbished, creating the perfect spot for al fresco dining and entertaining.

Area:

Maer Lane is a charming residential street located in the seaside town of Exmouth. Situated close to the Maer pleasure grounds and Orcombe Point, which provides access to the Southwest Coastal Path, this area is sought after by those who enjoy coastal living. The street is lined with a mix of characterful period properties and contemporary homes. Maer Lane is within easy reach of Exmouth town centre, which offers a range of amenities and excellent transport links to the surrounding areas.

Services:

Mains gas electricity water and drainage.

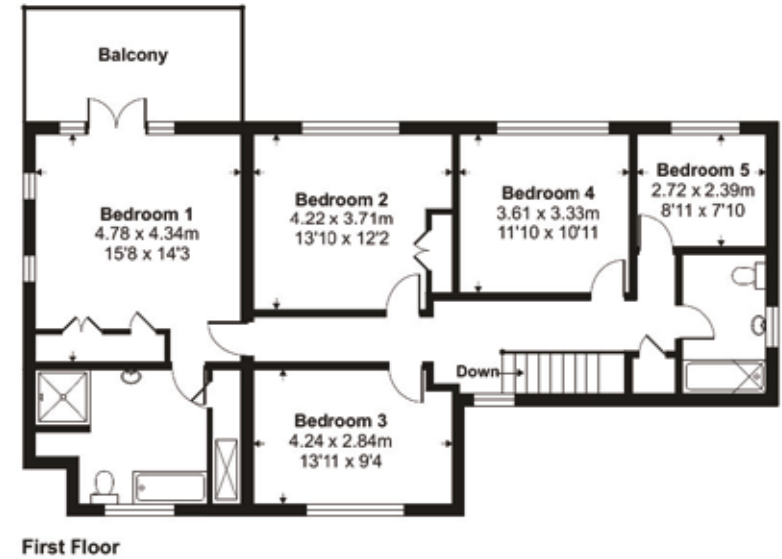
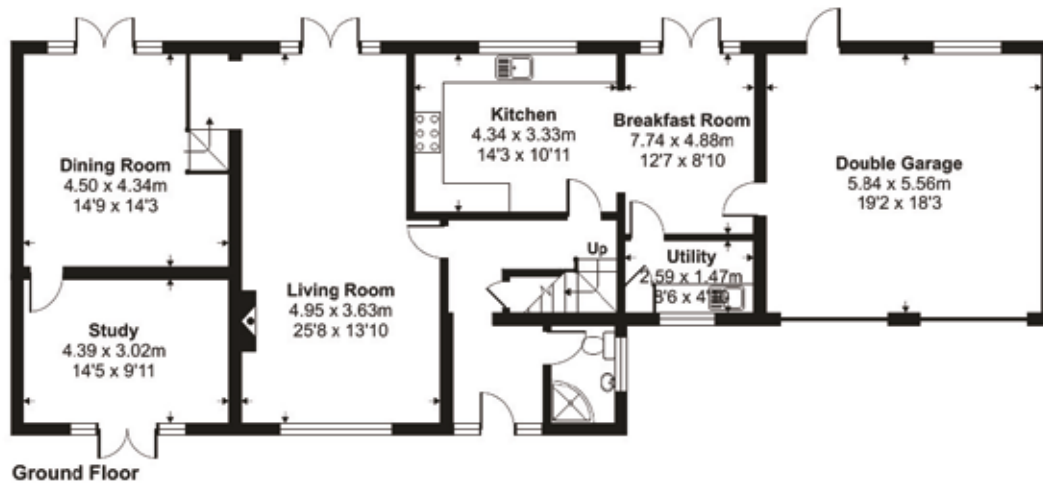






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Approximate Area = 2357 sq ft / 218.9 sq m
 Garage = 345 sq ft / 32.1 sq m
 Total = 2702 sq ft / 251 sq m
 For identification only - Not to scale



Council Tax Band: G
 Tenure: Freehold



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (incorporating International Property Measurement Standards (IPMS) standards). © Prochem 2022.
 Produced for Stage - REF: 815511



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