



Sheerwater





# Sheerwater Maer Lane

Exmouth, Devon, EX8 2DD

Sideshore Development (0.5 miles), M&S Foodhall/Train Station  
(1.5 miles) M5 J30 (8.5 miles)

A delightful detached family home, just  
350m from the seafront set in 0.5 acres

- Walking distance of seafront
- Flexible accommodation ideal for multi-generational living
- Accommodation extending to over 2,300 sq ft
- Off-road parking and integral double garage
- In total 0.5 acres
- Freehold
- Council tax band: G
- EPC: D

Guide Price £1,100,000

## SITUATION

Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea, and is the gateway town to the western end of the Jurassic coastline. Along with the sandy beach, the town offers a diverse selection of shopping, dining and things to do, including top quality water sports plus fantastic routes for cycling and walking, along with a popular marina and a train station with a direct line to Exeter. There is a good selection of primary, secondary and private schools.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.

## DESCRIPTION

Sheerwater is a superb opportunity to acquire a spacious family home extending to in excess of 2,300 sq ft (excluding the integral double garage) within 0.5 acre plot. The property had previously benefitted from Planning permission for a detached 5 bedroom dwelling with a double garage and a new access from the highway, which would be separate from the main house.





## ACCOMMODATION

On the ground floor there is a spacious entrance hall with doors leading to all of the principal living rooms and staircase that continues to the first-floor landing. The kitchen overlooks the garden and is fitted with an extensive range of units with integrated appliances and space for dining. There is a door through to the garage. Overlooking the rear garden, there are two large reception rooms; sitting room with woodburner and double doors and dining room, again, with double doors to the garden. Beyond the dining room is the study. Completing the ground floor is the cloakroom and utility room with further range of units and space for laundry appliances.

To the first floor are five bedrooms on one level perfect for family living, including principal suite with balcony, fitted wardrobes and en suite bathroom. The family bathroom includes a bath with shower over.

## OUTSIDE

Accessed along Maer Lane, double gates open to the private driveway leading to the parking and turning area with double garage beyond. Adjacent to the road is a variety of mature shrubs providing excellent privacy and screening. Predominantly laid to lawn, the rear garden is fully enclosed with a mixture of mature hedging and timber fencing providing plenty of privacy. Extending the length of the property at the rear of the house is an area of decking making a perfect spot for outside dining and enjoying the garden.

## PLOT

East Devon District Council had previously granted Approval of Full Planning Permission for the construction of a detached dwelling and new vehicular access on 15th June 2020 under Ref No. 19/1113/FUL.

## SERVICES

All mains services connected.

## DIRECTIONS

Drive along Exmouth seafront and continue along The Esplanade, with the sea on your right. Crossing a mini roundabout onto Queen's Drive, bear left at the Lifeboat Station. At the next roundabout, go straight across into Maer Lane, and the house is located approximately 150m long on the left-hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



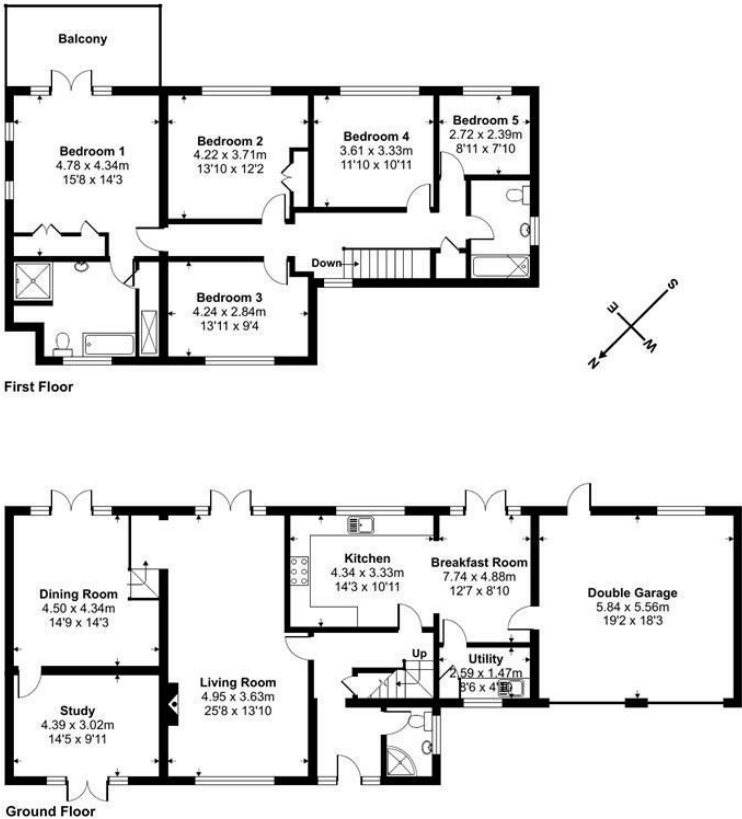
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 911317



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