



WATERS EDGE

EXMOUTH

A collection of beautifully-designed homes in an enviable location





ONE PRESTIGIOUS DEVELOPMENT.



WATERS EDGE

EXMOUTH

ENJOY THE VIEWS, LOVE THE LIFESTYLE.

Imagine your dream home, built right on the banks of the shimmering River Exe. Purpose built, with outstanding views, and luxury as standard throughout. All the details considered and all the living spaces perfectly presented.

Outside, the ebb and flow of Exmouth life. Savour a chilled glass of something as you sit and watch the world sail by, or dive right in and enjoy everything that the town has to offer. The two miles of golden sandy beach, the busy, pretty streets filled with bars, restaurants and cafés, the spectacular water sports and the scenic countryside.

Head out to the spires and shops of historic Exeter, the beautiful village of Topsham or the Georgian architecture of Shaldon. All are within easy reach and all are part of a unique coastal lifestyle that only this part of the country can offer.

This exclusive development is already the talk of the town and will provide a new quarter that's perfect for professional couples, retirees and families. With four individual house types available, there's a stylish sanctuary for everyone.

Morning, afternoon and night: breathe it all in.

IT'S ALL IN THE DETAIL

This prestigious development of contemporary properties offers stylish living in one of Britain's most beautiful locations. Built to the very highest quality, each of the four house designs makes use of luxury fixtures and fittings to deliver an exquisite look and feel. From the fine oak veneer doors to the Nest heating control with smart hub, every feature has been considered. And naturally, each property makes the most of the incredible views of the winding River Exe, with sliding glass doors and expansive windows. The finishing touch?

A private balcony where you can sit and watch the world sail by...



18 3 & 4 BEDROOM HOUSES



4 INDIVIDUAL HOUSE TYPES



2 VARIATIONS OF BALCONY DESIGN



1 PRESTIGIOUS DEVELOPMENT



AN EXQUISITE LOCATION

Waters Edge is set on an outstanding natural headland within beautiful surroundings. Located just a short distance from Exeter and the M5 motorway, Exmouth is one of Britain's finest coastal towns and enjoys a place in the hearts of many.

With a history that can be traced back to the Triassic period, the town is gateway to the UNESCO Jurassic Coast World Heritage Site. During the 18th century, Exmouth established itself as the first holiday resort in Devon and holidaymakers would visit for the unrivalled views and medicinal salt waters.

Today, discerning visitors and residents are drawn by the very same attractions – and much more besides.

Whether you are looking for a relaxing retreat that's a stone's throw from two miles of golden sandy beach, a base to enjoy excitement on the water, or a new home with the idyllic Exe estuary on your doorstep, there's something for everyone.

The town itself has a diverse selection of local retailers and a vibrant community atmosphere. Look out for the 'Taste of Exmouth' stickers which signify excellent local produce and you'll want to sample the award-winning bars and restaurants. The recently re-developed Strand area is Exmouth's Café Quarter, and it's where you will also find art shops, a traditional fishmonger and plenty of places to explore. Exmouth is a town that's buzzing with life – there's always something happening and Waters Edge is right at the heart of it.

-
1. Family safe beaches
 2. Exmouth's bustling harbour with moorings
 3. Thriving local restaurant scene
 4. Cycle paths on your doorstep
 5. River Exe
 6. Sailing on the estuary
 7. Annual Kite Festival
 8. Horse riding on the beach







CARAVELLE

BUILT TO PROVIDE THE FLEXIBILITY OF EITHER THREE BEDROOMS OR TWO PLUS A STUDY. (PLOT NUMBERS: 1, 3, 4, 11, 12)

The Caravelle is a very desirable riverside home. Featuring two en-suite bathrooms, built-in wardrobes and fixtures of the highest standard throughout, it is a bright, immaculately-finished property that's perfect for professional couples, retirees or families. Take in the views of the garden from the downstairs kitchen and make the most of the storage space with a built in utility in the garage.



Computer generated image.

KEY FEATURES



Balcony



Garage



3 bedrooms



Estuary views

Sketch plan for illustrative purposes only. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or the Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

ROOM DIMENSIONS

GROUND FLOOR

Garage/utility: 6 × 2.92m / 19'8" x 9'7"

Kitchen/dining: 5.23 × 3.52m / 17'2" x 11'7"

FIRST FLOOR

Living: 5.23 × 3.31m / 17'2" x 10'10"

Bedroom 3/study: 3.52 × 3.31m / 11'7" x 10'10"

Bathroom: 2.4 × 1.81m / 7'10" x 5'11"

SECOND FLOOR

Bedroom 1 (including wardrobe): 5.23 × 3.3m / 17'2" x 10'10"

Ensuite: 2.49 × 1.6m / 8'2" x 5'3"

Bedroom 2: 3.52 × 2.87m / 11'7" x 9'5"

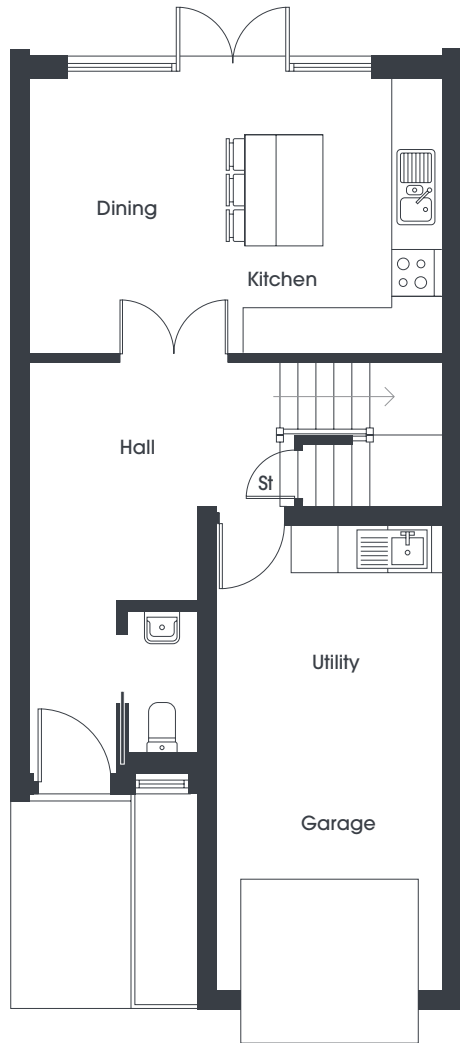
Ensuite: 2.87 × 1.6m / 9'5" x 5'3"

TOTAL

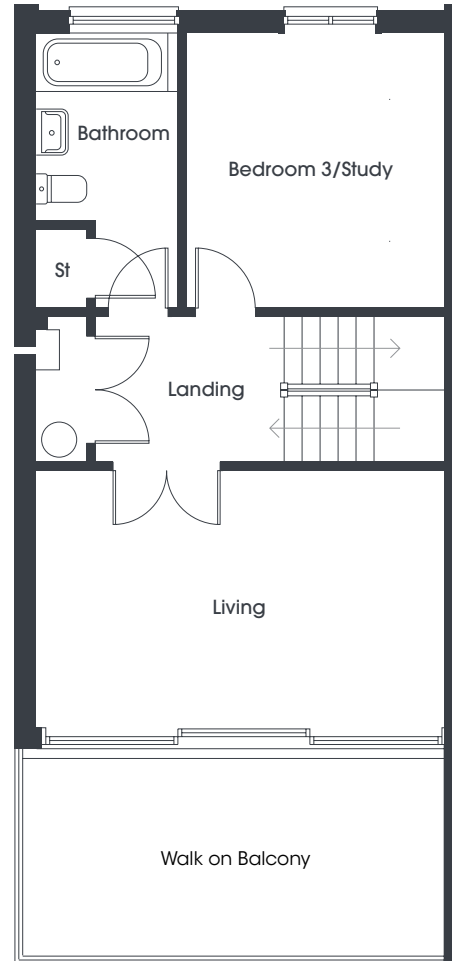
130m² and 1,399 sq.ft

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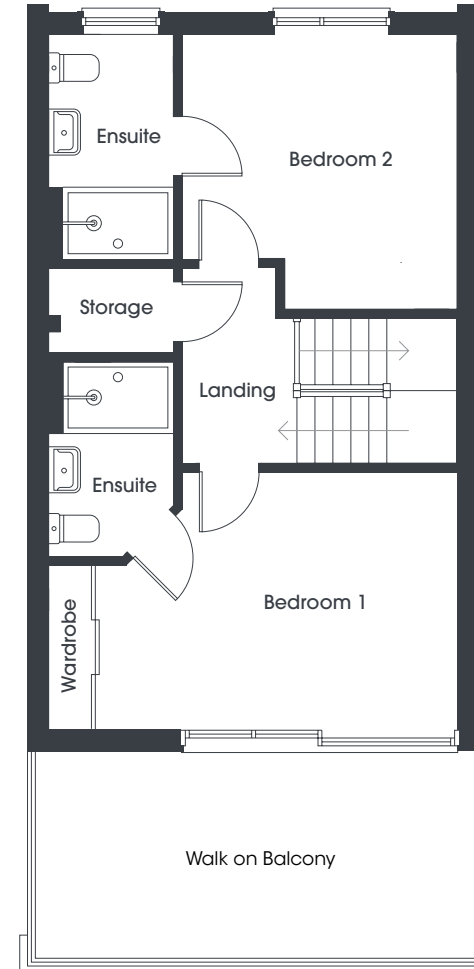
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



*Plots 4 & 12 are opposite floorplans.

* Plot 3, 11 & 12 - Juliet Balcony
Plot 4 - Walk on Balcony
Plot 1 - Window, no Juliet or Walk on Balcony

Computer generated image.





CORACLE

THIS SUPERB NEW HOME COMES COMPLETE WITH EN-SUITE BATHROOMS.
(PLOT NUMBER: 2)

The Coracle really is one of a kind. Two of the three bedrooms in this superb new home come complete with en-suite bathrooms, while the master bedroom offers the additional indulgence of a Juliet Balcony. Downstairs, the French doors flood light into the luxury fitted kitchen and dining area, while the garage with built in utility offers welcome storage space.



Computer generated image.

KEY FEATURES



Balcony



Garage



3 bedrooms



Estuary views

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ROOM DIMENSIONS

GROUND FLOOR

Garage/utility: 6 × 2.92m / 19'8" x 9'7"

Kitchen/dining: 5.23 × 3.52m / 17'2" x 11'7"

FIRST FLOOR

Living: 5.23 × 3.31m / 17'2" x 10'10"

Bedroom 3: 3.52 × 3.31m / 11'7" x 10'10"

Bathroom: 2.4 × 1.81m / 7'10" x 5'11"

SECOND FLOOR

Bedroom 1 (including wardrobe): 5.23 × 3.29m / 17'2" x 10'10"

Ensuite: 3.05 × 1.6m / 10'10" x 5'3"

Bedroom 2: 3.52 × 3.52m / 11'7" x 11'7"

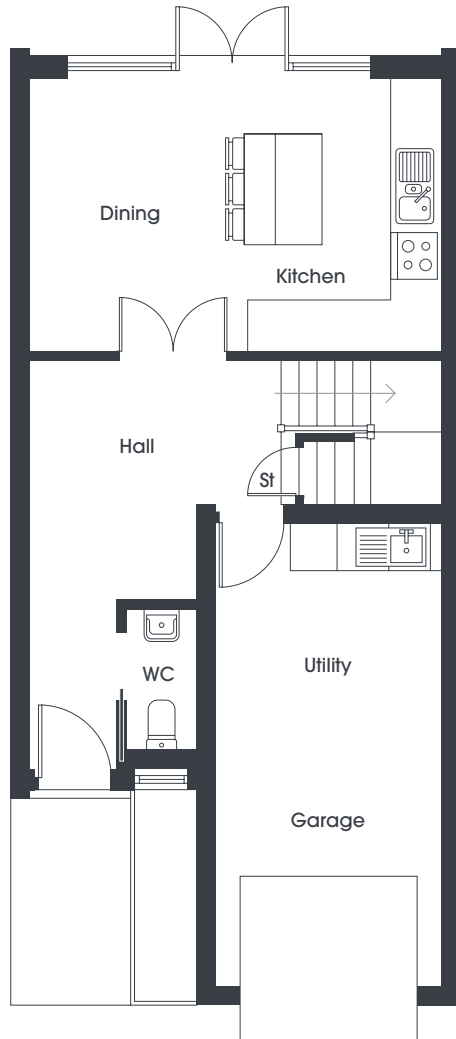
Ensuite: 3.52 × 1.6m / 11'7" x 5'3"

TOTAL

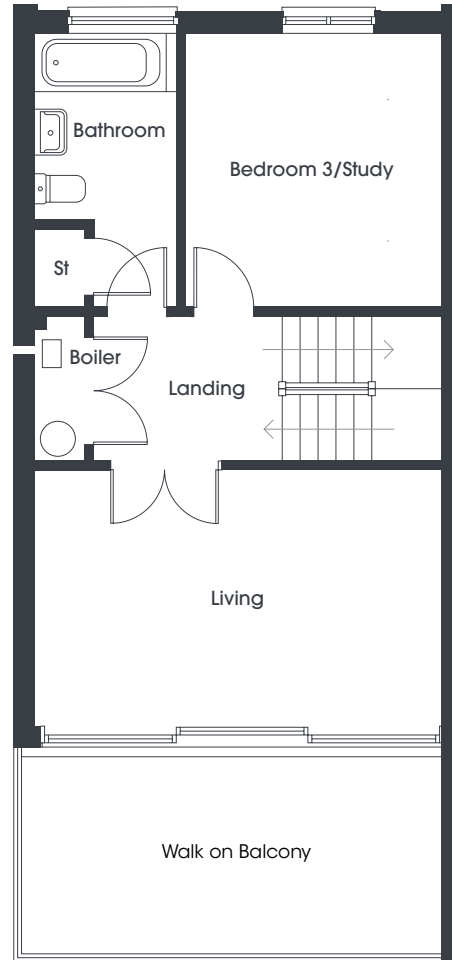
130m² and 1,399 sq.ft

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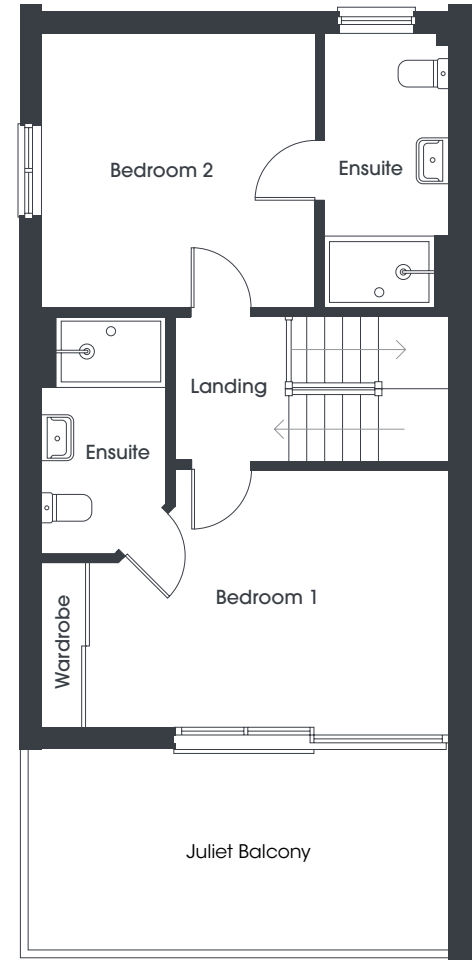
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Computer generated image.





MASULA

**MAKE THE MOST OF THE INCREDIBLE VIEWS.
(PLOT NUMBERS: 9, 10, 15, 16, 17, 18)**

The Masula four-bedroom property features not one, but TWO balcony spaces*. The first leads from the main bedroom (complete with en-suite bathroom) while the second can be enjoyed simply by stepping out of the living room. Some plots are particularly unique, offering two walk out balconies where you'll be able to enjoy the spectacular views*. Others have a Juliet balcony from the master bedroom. The living room is the centrepiece of a bright, open plan first floor that also features a stunning fitted kitchen. On the ground floor, you'll find a garage with a convenient built in utility.



Computer generated image.

KEY FEATURES



Balcony



Garage



4 bedrooms



Estuary views

*Only available on plots 15 & 18

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ROOM DIMENSIONS

GROUND FLOOR

Garage/utility: 6 × 2.92m / 19'8" x 9'7"

Bedroom 4/Study: 3.36 × 3.3m / 11'0" x 10'10"

Shower room: 3 × 1.82m / 9'10" x 6'0"

FIRST FLOOR

Living: 5.23 × 3.75m / 17'2" x 12'3"

Kitchen/Dining: 5.23 × 4.13m / 17'2" x 13'6"

SECOND FLOOR

Bedroom 1: 3.64 × 3.46m / 11'11" x 11'4"

Ensuite: 3.64 × 1.65m / 11'11" x 5'5"

Bedroom 2: 4.12 × 2.56m / 13'6" x 8'5"

Bedroom 3: 3.28 × 2.56m / 10'9" x 8'5"

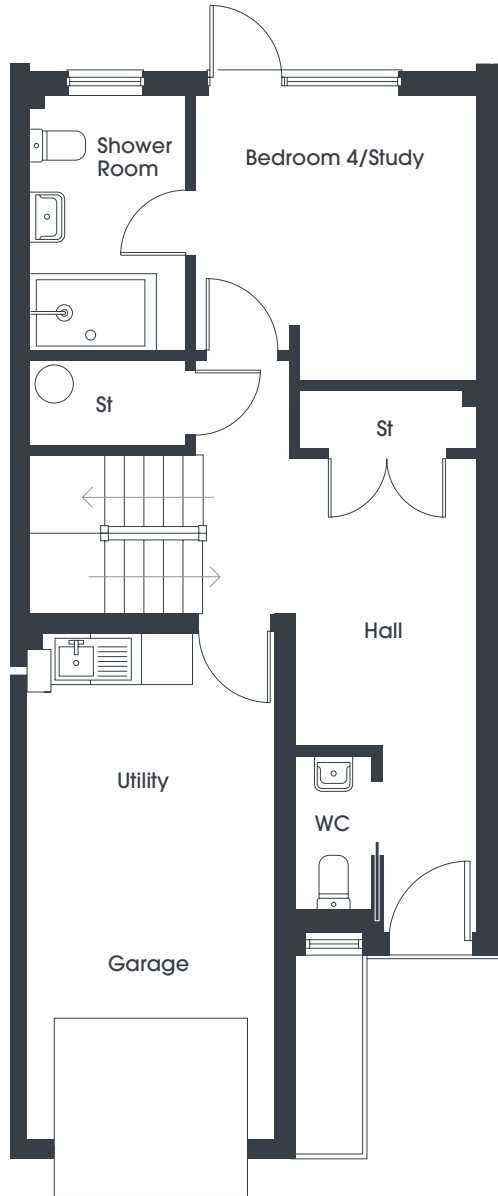
Bathroom: 2.7 × 1.4m / 8'10" x 4'7"

TOTAL

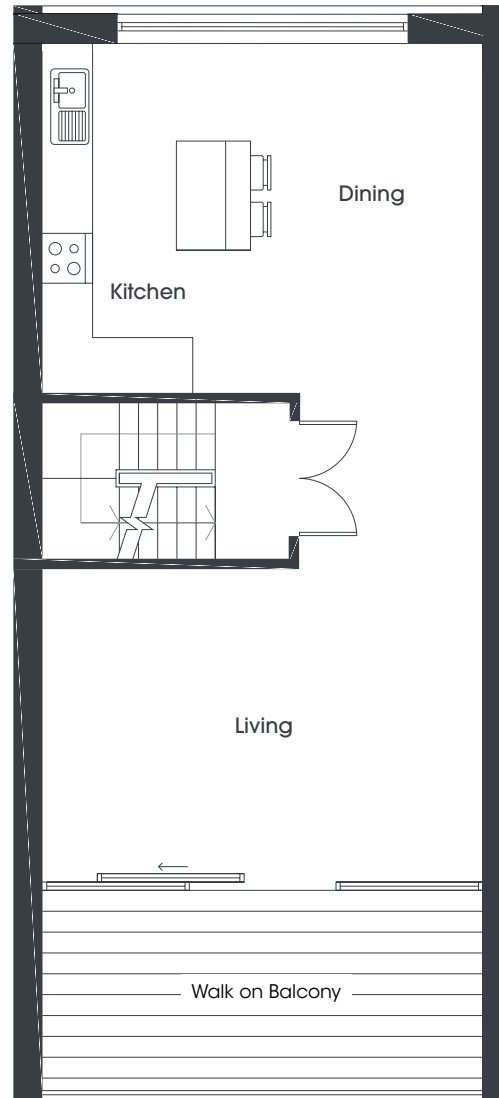
144m² and 1,550 sq.ft

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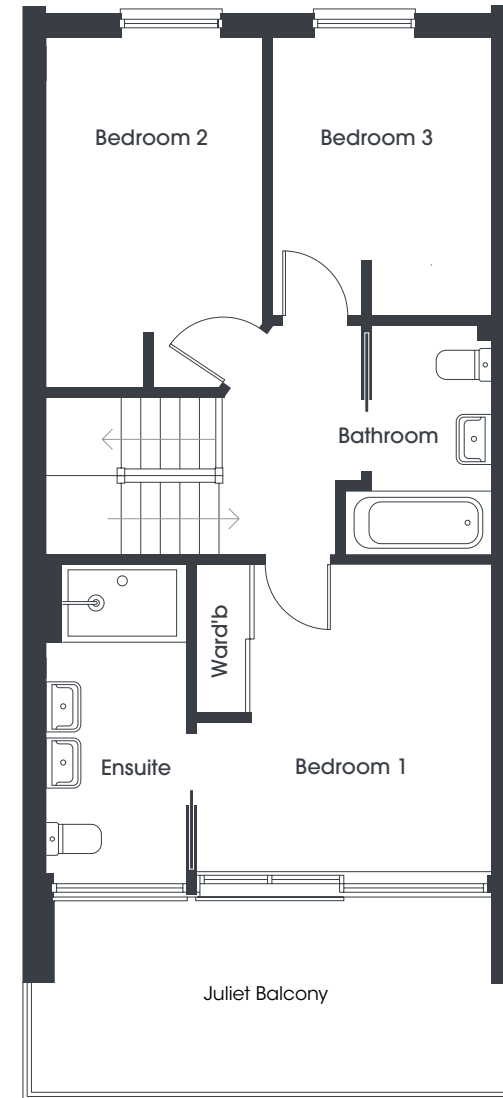
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



*Plots 9, 16 & 18 are opposite layouts.

*Plots 15 & 18 have a walk on balcony.

Computer generated image.





TRIMARAN

MAKE THE MOST OF STYLISH LIVING ON YOUR TERMS IN THIS IMMACULATE HOME.
(PLOT NUMBERS: 5, 6, 7, 8, 13, 14)

Featuring either four bedrooms or three plus a study, you'll be able to enjoy the far-reaching riverside views from two stunning balconies. Most plots can enjoy a Juliet balcony, just off bedroom 1 (en-suite), whilst Plot 13 walk out on master bedroom (all plots have balcony from first floor) - just the place to unwind in the evening. The space also offers a desirable his & her's sink in the main en-suite bedroom. Downstairs, the luxury fitted kitchen and dining area are filled with light from the French doors, while the garage offers a built-in utility for handy storage space.



Computer generated image.

ROOM DIMENSIONS

GROUND FLOOR

Garage/utility: 6 × 2.92m / 19'8" x 9'7"

Kitchen/dining: 5.23 × 4.12m / 17'2" x 13'16"

FIRST FLOOR

Living: 5.23 × 3.64m / 17'2" x 11'11"

Bedroom 4/study: 4.12 × 3.3m / 13'6" x 10'10"

Bathroom: 3 × 1.82m / 9'10" x 6'0"

SECOND FLOOR

Bedroom 1: 3.64 × 3.46m / 11'11" x 11'4"

Ensuite: 3.64 × 1.65m / 11'11" x 5'5"

Bedroom 2: 4.12 × 2.56m / 13'6" x 8'5"

Bedroom 3: 3.28 × 2.56m / 10'9" x 8'5"

Bathroom: 2.7 × 1.4m / 8'10" x 4'7"

TOTAL

144m² and 1,550 sq.ft

KEY FEATURES



Balcony



Garage



4 bedrooms

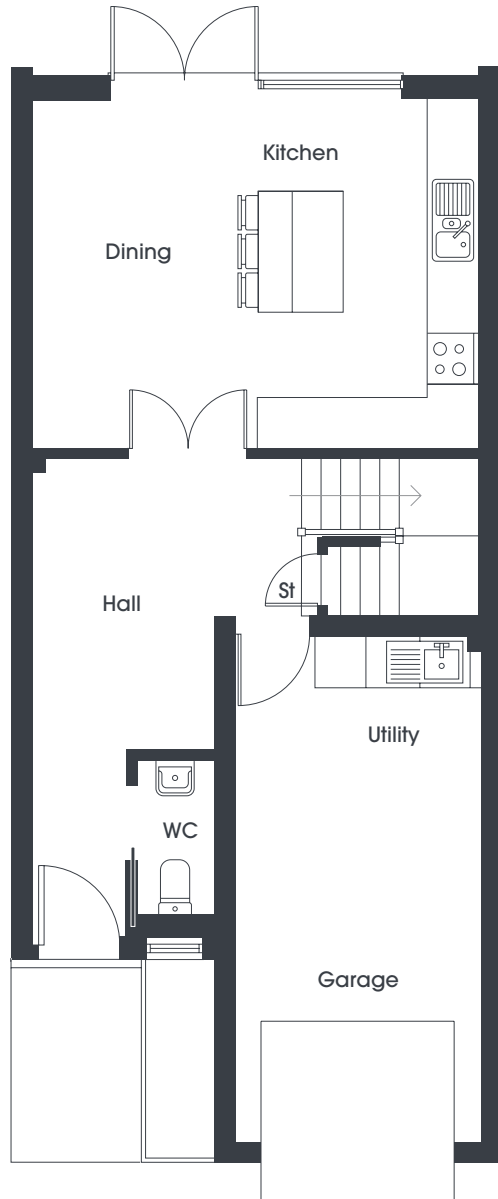


Estuary views

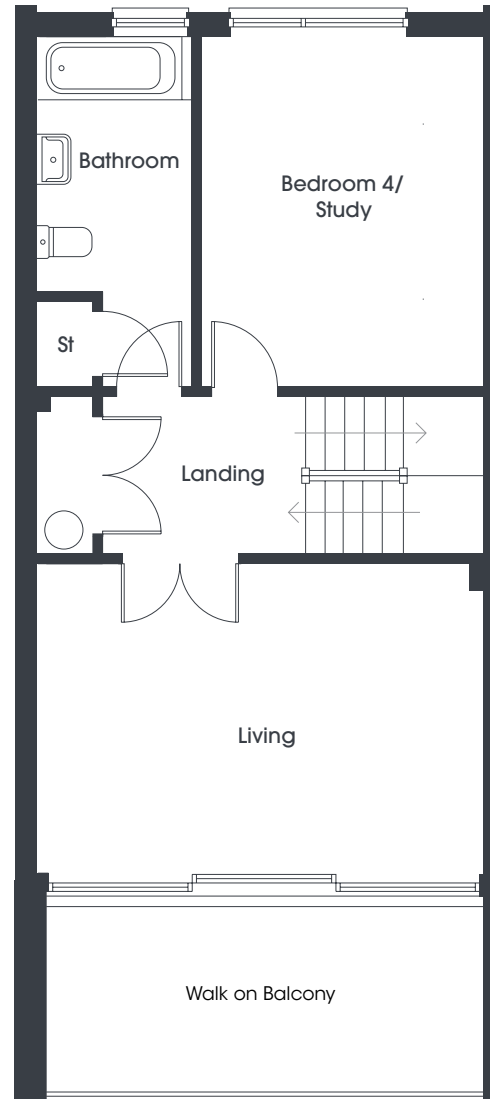
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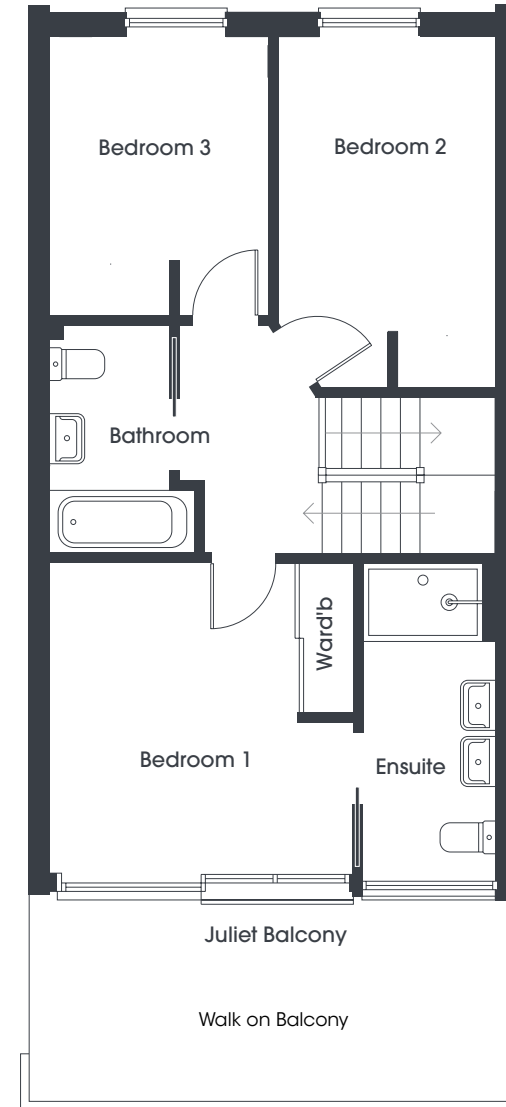
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



*Plots 6, 8, & 14 are opposite layouts.

*Plots 5, 6, 7, 8 & 14 have a Juliet balcony.
Plot 13 has a Walk on balcony.

Computer generated image.









SITE MAP

Waters Edge is a collection of beautiful 3 & 4 homes located on the edge of the River Exe. Each property comprises of balconies, a garage and 2 allocated parking spaces.

KEY

-  Caravelle: 1, 3, 4, 11, 12
-  Coracle: 2
-  Masula: 9, 10, 15, 16, 17, 18
-  Trimaran: 5, 6, 7, 8, 13, 14
-  Existing property
-  Homes for local community



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout, however, there may be some occasions when the house designs, boundaries and landscaping positions of roads and footpaths change, as the development progresses. Please check details of your chosen property with your Sales Advisor prior to reservation. Information is correct at the time of going to print. Liverty has a policy of continued improvement and reserves the right to change specification, designs, floor plan and site plans at any time. Room dimensions are subject to change and should not be used from brochure material when ordering floor coverings or furnishings. Any computer generated images depicts a typical future street scheme of the development once completed.



SPECIFICATION

KITCHENS	ALL HOUSES
Integrated AEG appliances including double oven, induction hob with angled extractor hood, dishwasher and integrated Blomberg fridge/freezer	✓
Brushed chrome switches and sockets	✓
Premium fitted kitchens supplied and installed by DeViell of Exeter*	✓
Composite stone worktops with matching upstands*	✓
Composite stone splashback for hob area*	✓
Karndean or ceramic floor tiles to the floors with underfloor heating supplied*	✓
Under pelmet lighting	✓
Undermounted sink and chrome mixer tap	✓
LIVING AREA	
Karndean or ceramic flooring to areas with underfloor heating* (Masula house type)	✓
Multi media double plate to lounge, BT, Sky+ and spare	✓
5 amp light circuit	✓
BATHROOM AND ENSUITE	
Ceramic wall tiles, with brushed chrome trim*	✓
Choice of selected floorings dependant on underfloor heating*	✓
Roca "The Gap" white sanitary ware throughout	✓
Vanity units by DeViell of Exeter	✓
Roca bath with Vado bath filler waste and square edge glass screen where applicable	✓



BATHROOMS & EN-SUITE	ALL HOUSES
Mirror set into ceramic tiling above basin/splashback	✓
Brushed chrome shaver sockets to bathroom and en-suite	✓
Main Bathrooms - Thermostatic concealed 2 way shower, glass shower screen	✓
En-Suite to Master Bedroom - Digital Thermostatic 2 way shower with Aqua Blade Fixed Head shower + handset shower with slide rail	✓
En-Suite 2 - Thermostatic concealed 2 way shower with Aqua Blade Fixed Head shower + handset shower with slide rail	✓
Heated towel rail	✓
CLOAKROOMS	
Vanity units by DeViells of Exeter	✓
Karndean or ceramic flooring to areas with underfloor heating*	✓
Roca "The Gap" white sanitary ware	✓
Vado mixer taps	✓
GENERAL INTERIOR FEATURES	
All walls and ceilings finished with white emulsion	✓
Woodwork finished in white gloss	✓
Internal oak veneer with Carlisle brass ironmongery - some internal doors will be glazed	✓
Soft wood staircase with white painted spindles and finished with Oak handrail	✓
Brushed chrome LED downlighters to: Kitchens, En-suites, Bathrooms & Cloakrooms	✓
Built in Wardrobes to all Master Bedrooms by DeViells of Exeter	✓
Gas Central heating system supplying underfloor heating and compact radiators where applicable	✓
Nest heating control unit with smart hub and wireless room stat	✓



GENERAL INTERIOR FEATURES	ALL HOUSES
Fibre CAT 5 e-cabling to Living room and Bedroom 1 and Bedrooms 3&4	✓
EXTERIOR FEATURES	
Grey aluminium to front window and door elevations	✓
Grey coloured uPVC to rear window and door elevations	✓
Variation of frameless glazed balconies and Juliette balconies to the second floor	✓
Aluminium framed glass balcony complete with composite decking to the first floor	✓
Contemporary chrome front door numbering	✓
GARAGE/UTILITY AREA	
Units and worktop to the Utility area with stainless steel sink	✓
Space and plumbing for washing machine and dryer	✓
Lighting and power sockets	✓
Painted walls and floors (floor is grey, walls are white)	✓
Consumer unit located in garage	✓
Electrically operated garage door	✓
EXTERNAL FEATURES	
Turf and planting to rear gardens with close board fencing, slate patio slabs forming terrace along the width of the house, with outside tap and lighting	✓
Feature planting to the front of each property	✓
WARRANTY	
NHBC ten year build warranty included	✓

Please note where * is applied choice will be at stage of construction, if passed this default range will be inserted.

The specification shown is correct at time of going to print. Liverty continually review and update the specification and therefore reserves the right to change specification details. For full details regarding the current specification and finish please speak to the sales advisor.



RESERVING YOUR HOME & HELP TO BUY



PEACE OF MIND

Only companies who, like us, have been able to demonstrate our financial security and technical competence are registered with NHBC.

You can be assured that your new home is built to exacting industry standards by a high quality housebuilder.

HELP TO BUY

Not just for first time buyers, you can take advantage of the government-backed Help-to-Buy scheme, helping you towards your deposit.

You only need a minimum 5% deposit. The government will lend you up to 20% of the value of your property through an equity loan. So you will only need to secure up to a 75% mortgage from a bank or building society.

Find out more at www.help2obuysw.org.uk
Terms and Conditions apply.

ABOUT LIVERTY

Liverty was formed through the merger of DCH and Knightstone to become a leading developer of housing in the South West. With a heritage of over 40 years' experience in providing quality housing from the shores of Cornwall to the Gloucestershire hills, we have the scale and vision to build real social change in our region, one front door at a time.

While helping thousands of customers on the road to owning their own home, Liverty translates its profits into affordable housing by building inclusive, welcoming and vibrant communities.

At our heart we are a people business, with over 36,000 properties, 70,000 customers and a dedicated commitment to building 15,000 new homes in the South West over the next ten years.

Our success as a business fuels our social purpose. It allows us to be transformational and gives us the freedom to invest in the communities we build and support.

As experienced leaders in our sector we have the ability to light the way forward with a progressive approach to the modern landscape of housing, helping customers make that important step towards owning a home.

Liverty new homes endeavours to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished house. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions of the property they are actually purchasing. Elevations, materials, style and position of the windows and porches can all differ in the same house type from plot to plot. Purchasers should ensure they are aware of the detail and the finish provided in the specific plot before purchasing.

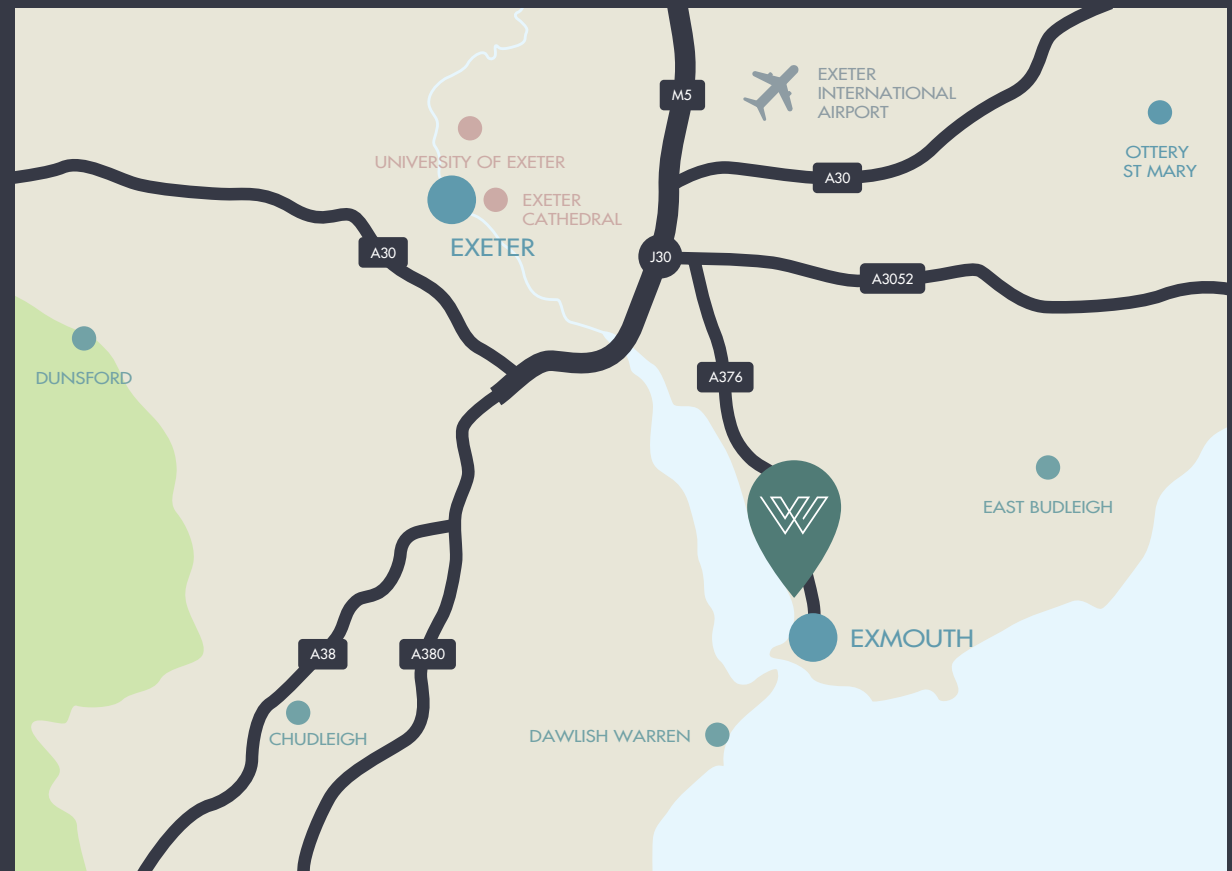
DIRECTIONS

M5/A376

Take the A376 exit toward Sidmouth/Exmouth, Exeter Service area Southbound, Junction 30 of the M5 at the roundabout take the first exit onto Sidmouth Road/A376, at the roundabout take the third exit onto Exmouth Road, at the next roundabout take the 2nd exit, at the next roundabout take the 1st exit and stay on Exmouth Road/A376. On entering Exmouth, pass the Welcome to Exmouth sign, continuing and passing the Co-Op on the left and the Shell service station opposite. After approximately 750 yds, turn right into Belle Vue Road.

At the first junction turn right into Halsdon Avenue, follow this road down and around until adjacent to the estuary and pass through a pinch point. Waters edge will be found on the left.

SAT NAV - EX8 3EG





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livertynewhomes.com



Raising Standards. Protecting Homeowners

