



3 Lynwood Terrace, High Street, EX17 3JR

Guide Price £325,000

A rare opportunity to purchase a substantial period house tucked away just moments from the High Street, offering spacious accommodation and exceptional outdoor space.

**Winkworth**

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This well presented three-bedroom home, built circa early 1800's, provides the perfect blend of comfort, practicality, and style, making it ideal for families or those seeking generous living accommodation and fantastic outdoor space in a convenient and central town location.

The ground floor has annexe potential with its own entrance, bedroom with en-suite bathroom, and kitchenette/living area. This space is perfect for guests, dependents, or even income opportunities. Upstairs, the accommodation is presented in good order and full of character and charm. The bright and airy living room provides a spacious area whilst the well-equipped kitchen offers ample counter space and flows into the dining area. The two upper-floor bedrooms, including the master suite, are well-sized and complemented by a second well-appointed bathroom.

One of the standout features of this property is the expansive and beautifully maintained garden. The garden offers an abundance of space for outdoor enjoyment, along with multiple workshops and sheds providing excellent storage and workspace opportunities for hobbyists or DIY enthusiasts. The mature planting and well-kept lawns add to the charm, making it a delightful escape.

At the very rear of the garden, there is a large carport/parking area, which can be accessed via St Saviours Way and offers ample parking for multiple vehicles—a rare luxury so close to the High Street.

NOTE: The property is accessed via a set of steps that lead to the front door.

DIRECTIONS: Using the What3Words App, search shun.speedy.limit

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.





#### AT A GLANCE:

Charming End Terrace Property

Three Double Bedrooms

Gas Central Heating

Annexe Potential

Flexible Accommodation Set Across Three Floors

Substantial Gardens

Workshops

Carport & Ample Parking

Central Location Just Moments From The High Street

#### PROPERTY INFORMATION:

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric & Water

DRAINAGE: Mains Drainage

BROADBAND: Full Fibre Broadband Available

FOTP (Fibre to the Premises).

MOBILE SIGNAL: Coverage With Certain Providers

HEATING: Gas Central Heating

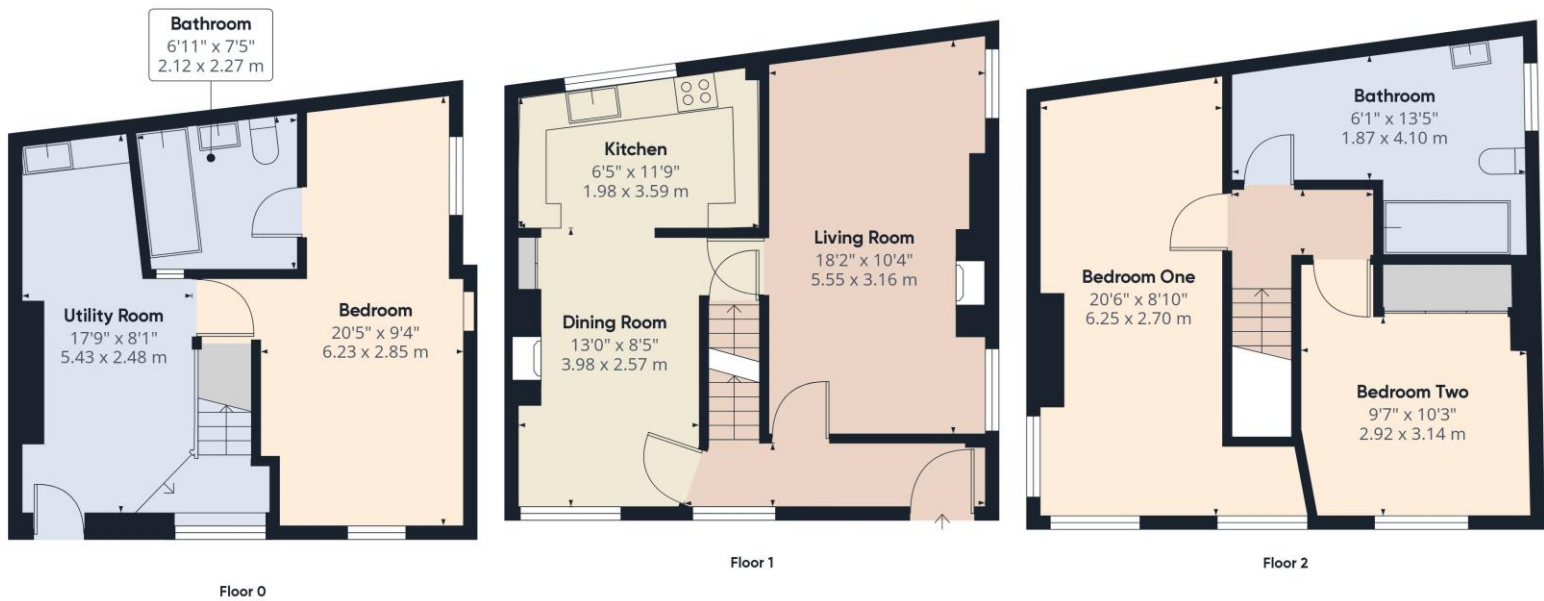
LISTED: No

TENURE: Freehold

CONSTRUCTION: Standard

CONSERVATION AREA: Yes

FLOOD RISK: Very Low



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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