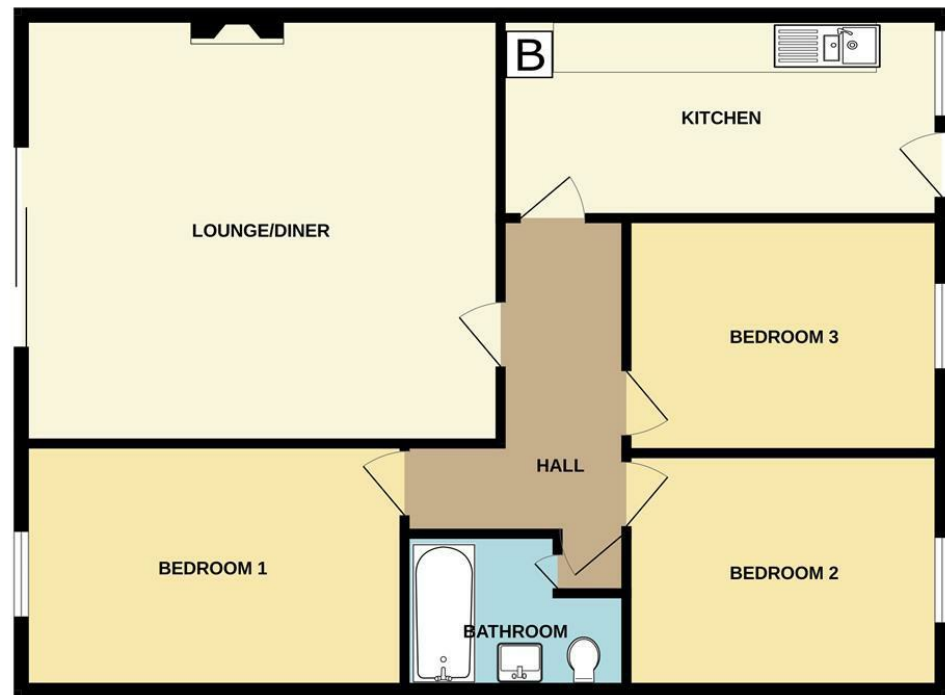


GROUND FLOOR



1 TREE CLOSE, GUNN, GOODLEIGH, EX32 7PA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**3 Bed Mid Terrace Bungalow**  
1, Tree Close, Goodleigh, Barnstaple, EX32 7PA

Offers In Excess Of

**£300,000**

- Mid Terrace Bungalow
- Living Room 18 foot
- AGRICULTURAL TIE
- Double Glazed, Central Heating
- 3 Double Bedrooms
- Lawn to Front
- Combined Garage and Workshop
- Hall, Bathroom, Kitchen
- Small Courtyard area to rear
- Large offest Prvate Garden with Shed

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

**Directions**

Grid Ref SS 634/336 From Barnstaple on the inner relief road at the traffic lights turn east to Goodleigh. Leave the town and proceed to Goodleigh. Go through the village and on for about 2 miles to Gunn. As you drive through Gunn Tree Close is to the left. Using what3words free app from mobile phones use [///slings.decimals.partly](https://www.what3words.com////slings.decimals.partly)

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## Room list:

### Entance door to

**Kitchen**  
5.238 x 2.419 (17'2" x 7'11")

### Inner Hall

**Lounge/Diner**  
5.715 x 5.075 (18'8" x 16'7")

**Bedroom 1**  
4.543 x 2.935 (14'10" x 9'7")

**Bathroom**  
2.628 max x 1.860 (8'7" max x 6'1")

**Bedroom 2**  
3.608 x 2.862 (11'10" x 9'4")

**Bedroom 3**  
3.589 x 2.608 (11'9" x 8'6")

### Lawn to Front

### Small Courtyard Area to Rear

### Offset Garage wir Workshop

### Large Prvivate Garden

## Overview

A well-presented 3 bedroomed mid terrace bungalow, built subject to an AGRICULTURAL TIE, with immediate garden areas and large offset private garden and garage/workshop, some distant views.

Gunn is a small rural hamlet with a scattering of both period cottages and some modern housing lying 5 miles east of Barnstaple. Goodleigh is about 2 miles west with its primary school and village Inn. Some 4 miles east is Brayford and a few miles beyond the Exmoor National Park with outstanding hiking country on its wild heather moorlands. The North Devon coastline at Instow, Saunton or Lynmouth is between 12 and 15 miles.

The property, forming one of six similar homes that were all originally built as workers housing to a nearby farm and later sold off into private ownership enjoy a pleasant rural position with an outlook over fields with some glimpses as far as the coast and Lundy Island in the distance. The property has a level lawned area to its front with rear courtyard area for cloths drying and sitting out.

Offset are a block of 8 garages, this property having one and behind the garages a large level private garden with a garden shed. Distant views down to Lundy.

## Outside

The bungalow is the centre of 3 overlooking a field to its west side. Built with the benefit of central heating and replacement double glazed doors and windows with a patio door to the lawn at the front.

To the rear a courtyard area with a path partly shared with a neighbour.

## Services

Main electric and water. Shared drainage, Oil heating

## Council Tax

Band A

## EPC Rating

Band D

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours Michael Challacombe 07970 445204

