

## Ballanoone House, Frances View, Goonhavern, Cornwall TR4 9GE



### **SPACIOUS NEARLY NEW DETACHED EXECUTIVE STYLE HOME IN GOONHAVERN BOASTING 4-5 BEDROOMS, 3 BATHROOMS, AN INTEGRAL GARAGE, LOW MAINTENANCE PRIVATE GARDENS AND SOLAR BATTERY SYSTEM**

- EPC 'A' RATED
- Integral garage
- Utility Room
- Village location
- HIGHLY INSULATED, SOLAR AND BATTERY
- Spacious accommodation
- Small low maintenance surrounding gardens
- 4 Bedrooms (2 En-Suite) plus office over garage
- Large hall, separate lounge and kitchen/diner
- Driveway Parking

**Guide Price £750,000 Freehold**

**TENURE**  
FREEHOLD

**SERVICES**  
Mains electricity, water & drainage

**COUNCIL TAX**  
Band F


**BROADBAND & MOBILE COVERAGE AVAILABILITY**

Broadband Download speed: up to 4 Mbs

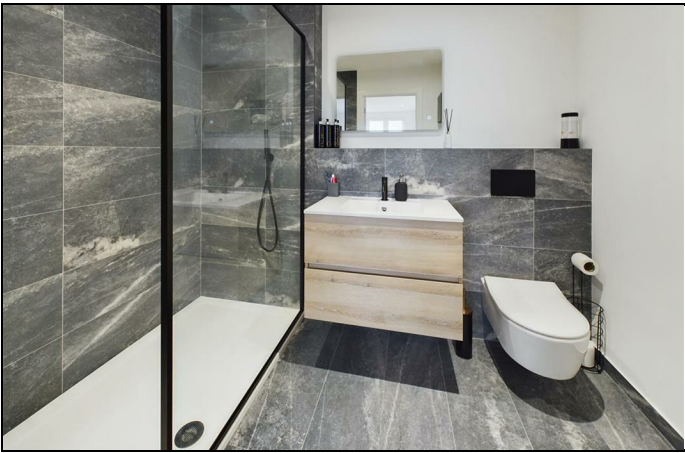
Mobile coverage: Likely

(Source: OFCOM)

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>95</b>	<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Ground Floor



Floor 1



Approximate total area<sup>®</sup>

219.16 m<sup>2</sup>  
2359.07 ft<sup>2</sup>

Reduced headroom

6.15 m<sup>2</sup>  
66.2 ft<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# Start & co

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