

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

Reduced To £695,000 Freehold


TENURE
FREEHOLD

SERVICES
Mains electricity, water & drainage

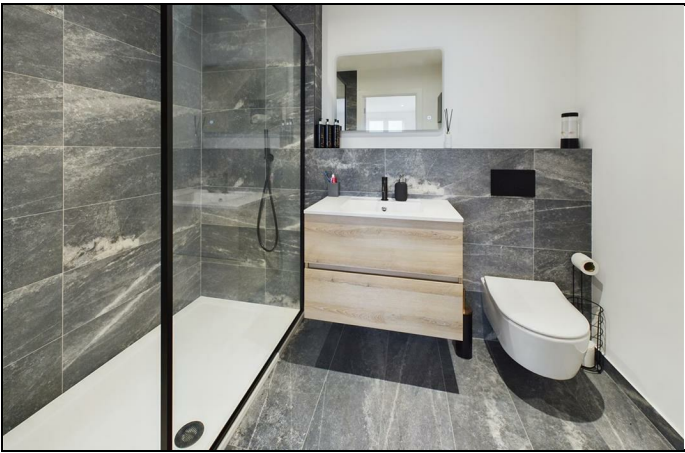
COUNCIL TAX
Band F

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) A | 95 | 97 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |







Ground Floor



Floor 1



Approximate total area[®]

219.16 m²
2359.07 ft²

Reduced headroom

6.15 m²
66.2 ft²

(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

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