



## Rose Hill, Goonhavern

Truro

Guide Price  
**£295,000**

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 3

Available with no onward chain, this detached bungalow is situated in the popular village of Goonhavern.

The accommodation is currently arranged as a two-bedroom residence, with a separate living room and dining room. The kitchen is positioned to the rear of the property and provides access into a sunroom, which also lends natural light to one of the bedrooms. The accommodation is completed by a shower room.

Whilst the property has been well loved, many buyers are likely to see potential to update and redecorate to suit their own requirements.

Externally, the property benefits from off-road parking and a driveway, leading to a garage/workshop to the rear. The front garden has largely been laid to gravel for ease of maintenance, whilst to the rear there is, in our opinion, a generous and fully enclosed garden, predominantly laid to lawn, with a useful shed and greenhouse at the far end.

Viewings come highly recommended to appreciate the potential this property offers.

Please refer to the Important Information section for further details.

### **Information**

*The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.*

*We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.*

*Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations or assumptions and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.*

*All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.*





### Important Information For Buyers

Tenure : Freehold

**IMPORTANT NOTE** - The property is understood to be of single 9-inch solid block construction as referenced in a Mundic report (dated 1998). As such, the property may be unsuitable for buyers requiring a standard residential mortgage, and interested parties are advised to seek advice from their lender or financial adviser at an early stage.

**Mundic Testing** - A historic Mundic report (1998) confirms the concrete blocks were classified as Class A, with no evidence of sulphides or deleterious materials identified. Interested parties should rely on their own surveyor, lender, or legal adviser. A copy is available to read at our offices.

Council Tax Band : C (Source : Council Tax band Checker as of 17/12/25)

Construction Type: The vendor has not confirmed this in the Property Information Questionnaire, However please see note above. (PIQ). All buyers must satisfy themselves as to the construction type via their own surveyor or legal representatives  
Age of Construction: The vendor has not confirmed this in the Property Information Questionnaire (Source: Vendor's PIQ). All buyers must verify this information through their own enquiries, surveyor, or legal representative.

Heating: We understand this property has oil fired heating (Source : PIQ)

Water Supply: We understand this property is on mains(Source : PIQ)

Sewage: We understand this property is on mains (Source : PIQ)

Electricity: We understand this property is on mains (Source : PIQ)

EPC: TBC – Certificate valid until TBC

Broadband: 6 - 80 MBPS download speeds (Source Ofcom Broadband Checker)

Mobile Availability: Prediction, not a guarantee:

EE – Variable outdoor

O2 – Variable outdoor

Three – Good outdoor

Vodafone – Variable outdoor

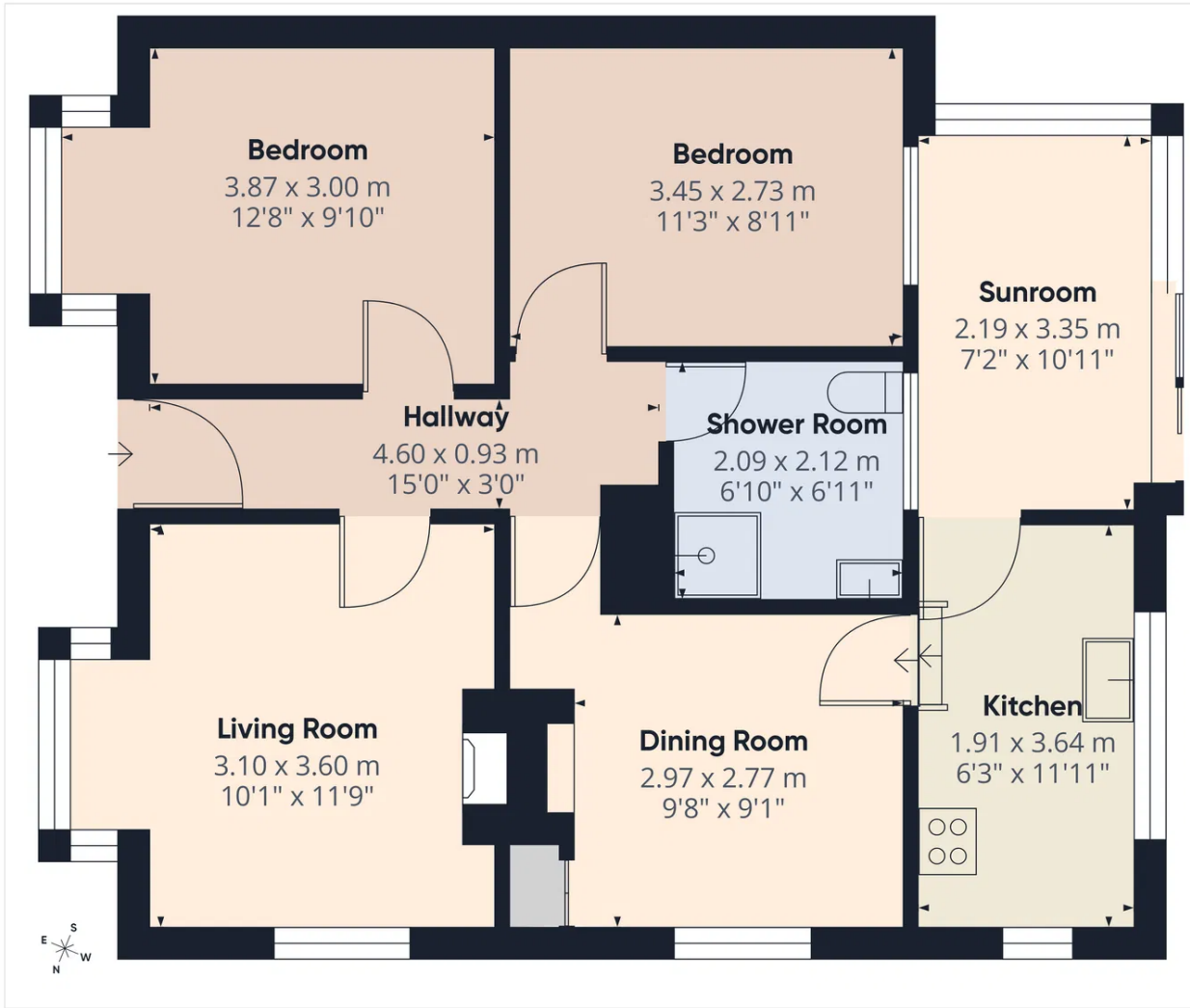
For further material information, please see the relevant section(s) provided by this website.

### **ANTI-MONEY LAUNDERING REGULATIONS – Purchasers**

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

### **PROOF OF FINANCE – Purchasers**

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.



Approximate total area<sup>m</sup>  
66.7 m<sup>2</sup>  
716 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	
(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	



## Truro Sales

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