

# Tara, Germoe Lane Penzance, TR20 9QY











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Welcome to this large detached family home in Germoe. Situated in a beautiful rural position, this property offers the perfect blend of tranquility and convenience, being close to the stunning South coast. The house boasts two reception rooms, three bathrooms, and ample space for a family with its four bedrooms. One of the standout features of this property are the generous gardens, providing a lovely outdoor space for relaxation and recreation. The property also benefits from a substantial loft which could be converted into further accommodation. With parking available for up to 4 vehicles and a garage, you'll never have to worry about finding a spot for your car. Although some modernising is required, this home presents an excellent opportunity for those looking to add their personal touch and create their dream home. Sold with no onward chain, the potential of this property is simply waiting to be unlocked. Don't miss out on the chance to own a piece of this idyllic setting in Germoe.



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**Guide price - £575,000**

**Location**

Germoe is a picturesque Cornish village nestled in the southwest of Cornwall between the towns of Helston and Penzance. With a rich history dating back to medieval times, Germoe boasts charming stone cottages, a historic church, and lush countryside surroundings. Its proximity to stunning coastal areas like Praa Sands and Marazion makes it a haven for outdoor enthusiasts and beach lovers alike. The village exudes a serene atmosphere, offering a peaceful retreat for visitors seeking a taste of traditional Cornish life.

**Accommodation**

- Entrance hall
- Living room
- Dining room
- Kitchen
- Utility room and WC
- Bedroom 1
- En-suite

- Bedroom 2
- Bedroom 3
- Bathroom
- Bedroom 4
- En-suite
- Integral garage
- Substantial loft space

**Outside**

The property occupies a wonderful plot surrounded by countryside. To the front elevation, the garden is chiefly laid to lawn with planted borders and mature hedges. To one side there is a greenhouse. Gated access on both sides leads to the rear garden, which is chiefly low maintenance patio areas. There is a lower section of rear garden that is laid to lawn with Cornish stone walling to the boundary.

**Garage**

Large integral garage with an electric up and over garage door. Storage space. Hot water cylinder and central heating plumbing.







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>			
(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>45</b>
		<b>17</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Services**

Mains water and electricity. Private drainage.

**Council Tax Band E****Anti-Money Laundering Regulations – Purchasers**

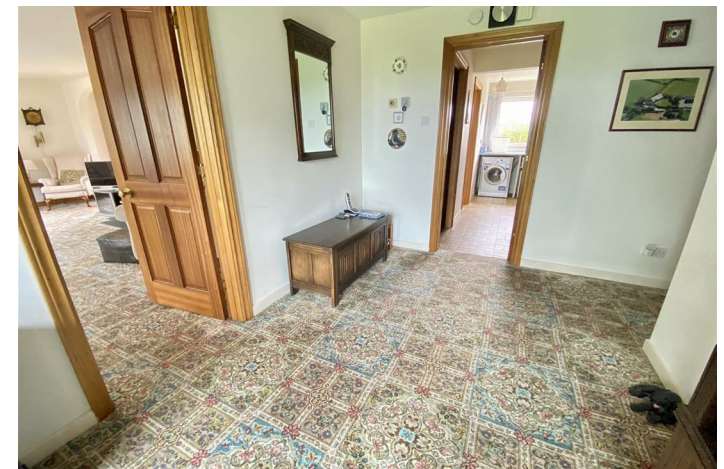
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & mobile phone coverage**

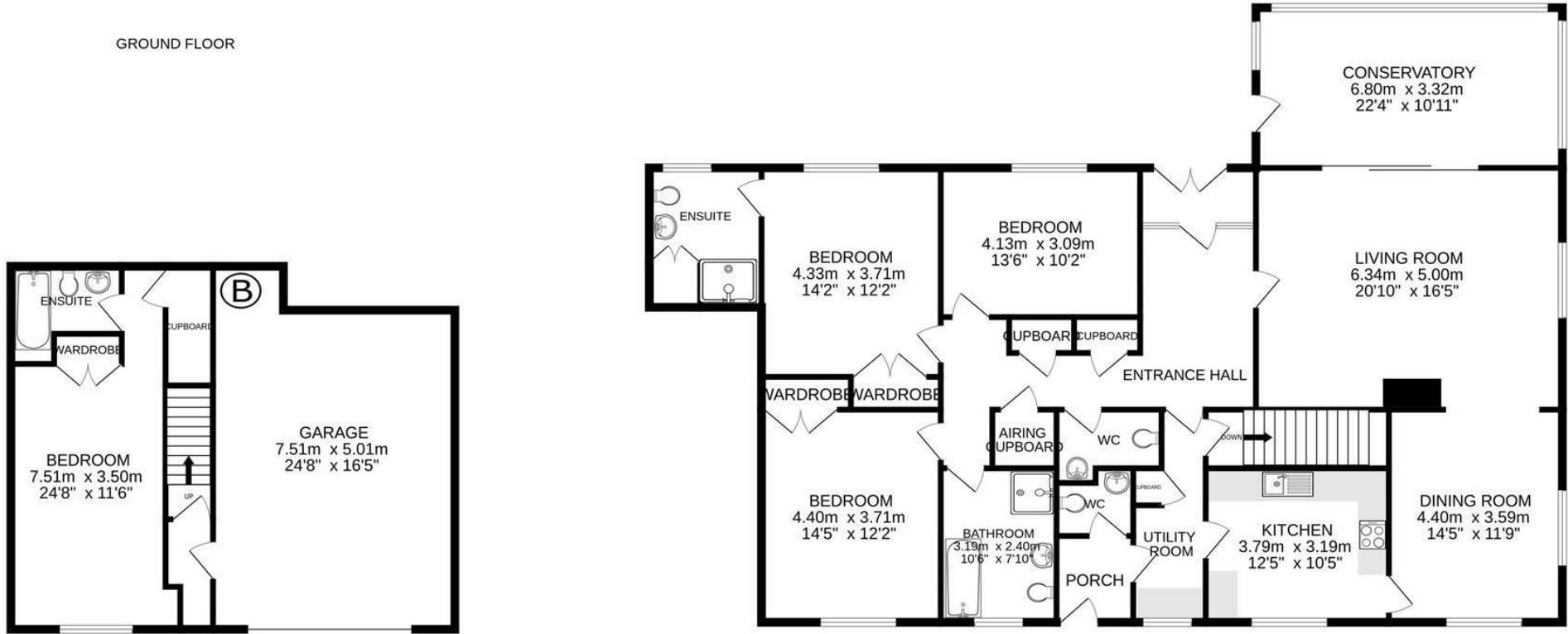
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





1ST FLOOR

GROUND FLOOR



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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