

Tree Tops, Germoe, TR20 9QU



MATHER
PARTNERSHIP





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This delightful three bedroom detached bungalow, built of Woolaway construction, offers a perfect retreat near the stunning South Coast. The property features a low maintenance garden, ideal for those who prefer leisure over labour. Additionally, it boasts a detached garage and a practical conservatory, providing extra space for storage and relaxation. This bungalow is perfect for families or individuals seeking a comfortable and convenient coastal lifestyle.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide Price - £300,000

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

- Hall
- Living Room
- Kitchen
- Utility room
- Conservatory
- Dining Room
- Bedroom 1

- Bedroom 2
- Bedroom 3
- Shower Room

Parking

Parking in front of the Single Garage for multiple cars

Garage

Detached Single Garage providing useful storage

Outside

Low maintenance garden to the front and the rear of the property, it is laid to patio, wooden decking and gravel.

Agent Note

Our client has advised that the property is of 'Woolaway' construction and therefore may not be mortgageable. Any prospective buyers requiring a mortgage are advised to speak with their mortgage broker or lender prior to viewing.





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Agent Note 2

Our client has advised us that the driveway is shared.

Services

Mains Electricity and Water, Private Septic Tank and Owned Solar Panels

Council Tax Band - C**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

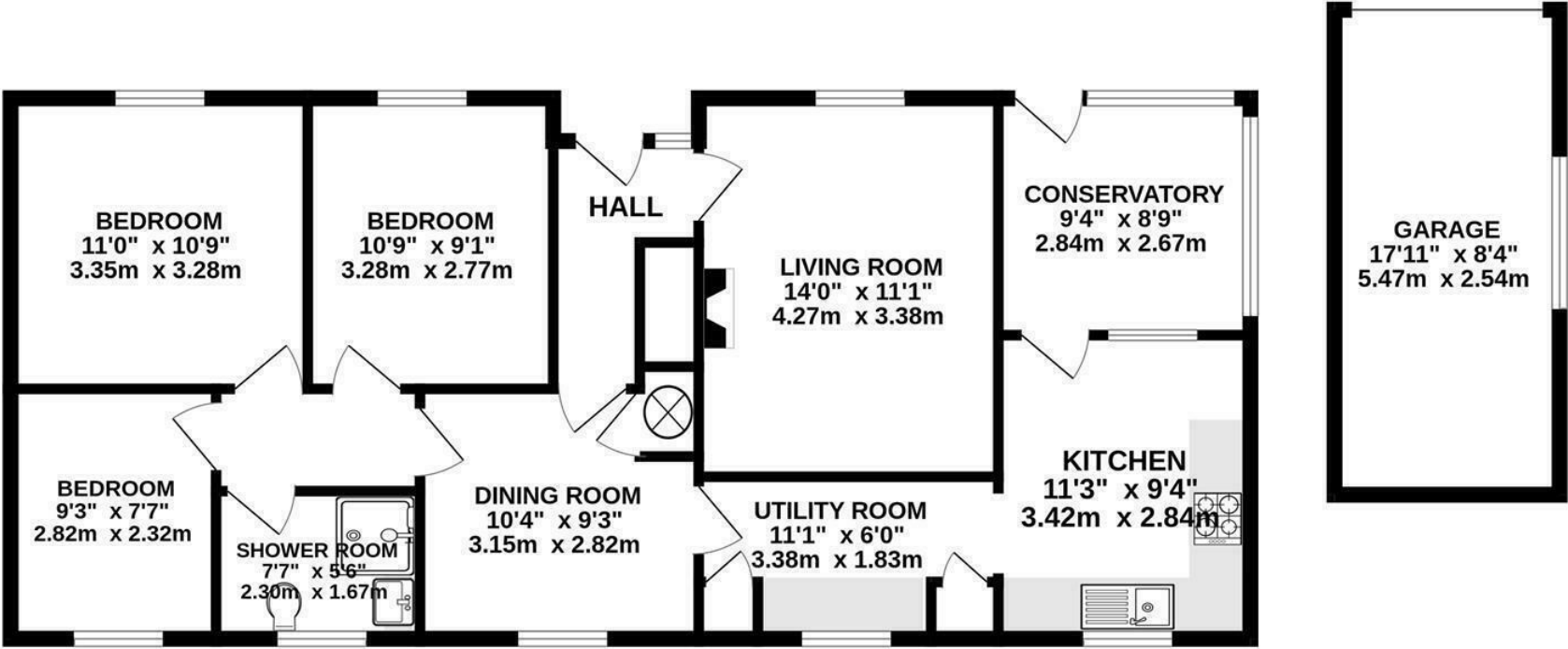
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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/>



GROUND FLOOR
 1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.
 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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

