

# Hope Cottage

Germoe, TR20 9QX











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Welcome to this charming double fronted cottage located in the sought-after village of Germoe close to the South Cornish coastline. This end terrace property boasts not just one, but three spacious double bedrooms, perfect for a growing family or those who enjoy having guests over.

As you step inside, you'll be greeted by a large yet cosy reception room that exudes character and warmth, making it an ideal space for relaxing or entertaining. The kitchen is of an excellent size and in turn leads to a beautiful sun room and a useful utility room.

One of the highlights of this property is the enclosed private garden which is located opposite the property providing a tranquil outdoor space for you to unwind or host gatherings. Additionally, the double garage and parking area offer ample space for your vehicles and storage needs.

Germoe is a highly desirable village known for its popularity and charm, situated close to the stunning South coast. Whether you're looking to enjoy coastal walks, explore the local amenities, or simply relax in a picturesque setting, this location offers it all.

Don't miss out on the opportunity to own this delightful property with a perfect blend of modern amenities and traditional charm. Contact us today to arrange a viewing and make this lovely cottage your new home.



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

**Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Guide Price - £450,000**

**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.

**Ground Floor Accommodation**

- Entrance Porch
- Beautiful Lounge & Dining Area
- Large Kitchen
- Sun Room
- Useful Utility Room

**First Floor Accommodation**

- Landing
- Master Bedroom with En Suite Shower Room
- Two Further Double Bedrooms
- Family Bathroom

**Double Garage**

Located adjacent to the property is a detached double garage with parking spaces in front.

**Enclosed Garden**

Providing high levels of privacy, this delightful cottage style garden is enclosed and laid to lawn with a patio area and useful garden store. There is also gated access leading to the double garage and parking.

**Council Tax Band - C**







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			
		46	77
<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, electricity, private drainage and oil heating.

### 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/>

### 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.

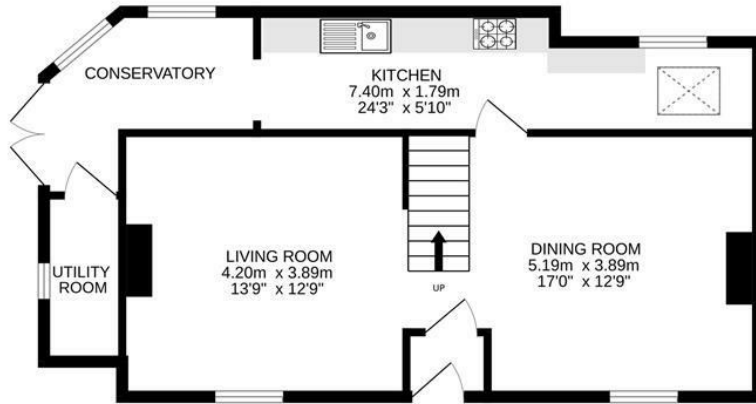
### Anti Money Laundering Regulations - Purchasers

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.

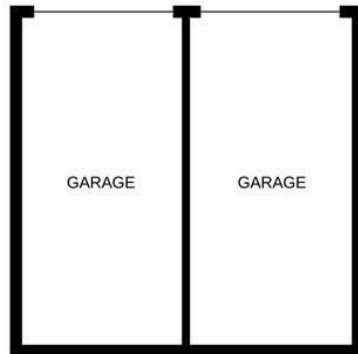
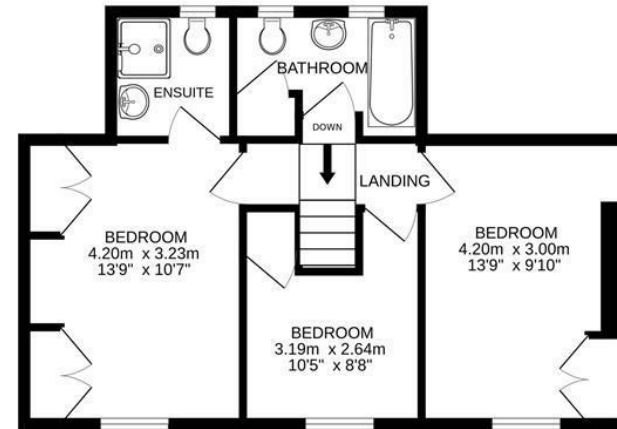




GROUND FLOOR



1ST 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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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.



