

Ground Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 77.2 sq. metres (831.0 sq. feet)



Germoe

Offers In The Region Of
£315,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

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Cornish Mount
Germoe
TR20 9QX

Offers In The Region Of £345,000

KEY FEATURES

- Freehold Character Cottage
- Tranquile Village Location
- Large Kitchen/Dining Room
- 2 Bedrooms and 2 Bathrooms
- Gardens and ample parking
- EPC F (34-92)
- Well maintained by current owner
- Views to Germoe Church

DIRECTIONS

From Penzance proceed on the A394 towards Helston. At The Praa Sands cross roads turn left into Germoe. Proceed to the centre of the village where the property is situated opposite the Church.



Nestled in the charming village of Germoe, between the towns of Penzance and Helston, lies this delightful semi-detached cottage awaiting its new owners. Boasting a well-maintained exterior and interior, this property exudes charm and character.

The heart of this home is undoubtedly the spacious kitchen/dining room which is situated on the ground floor in addition to the lounge and shower room. Upstairs are two inviting bedrooms and a well-appointed bathroom. This home offers comfortable, well proportioned living space.

Outside, the property features gardens, patio area, a garden shed, and ample parking.

Whether you are looking for a peaceful retreat or a place to call home, Cornish Mount offers a perfect blend of comfort and serenity with its views towards the 12 century village church, a picturesque scene that adds to the overall appeal of this family home.

SERVICES: Mains water & electric.
Septic tank (The septic tank is located on the neighbours land). LPG for heating and cooking. **LOCAL AUTHORITY:** Cornwall Council - Coundil Tax band B

