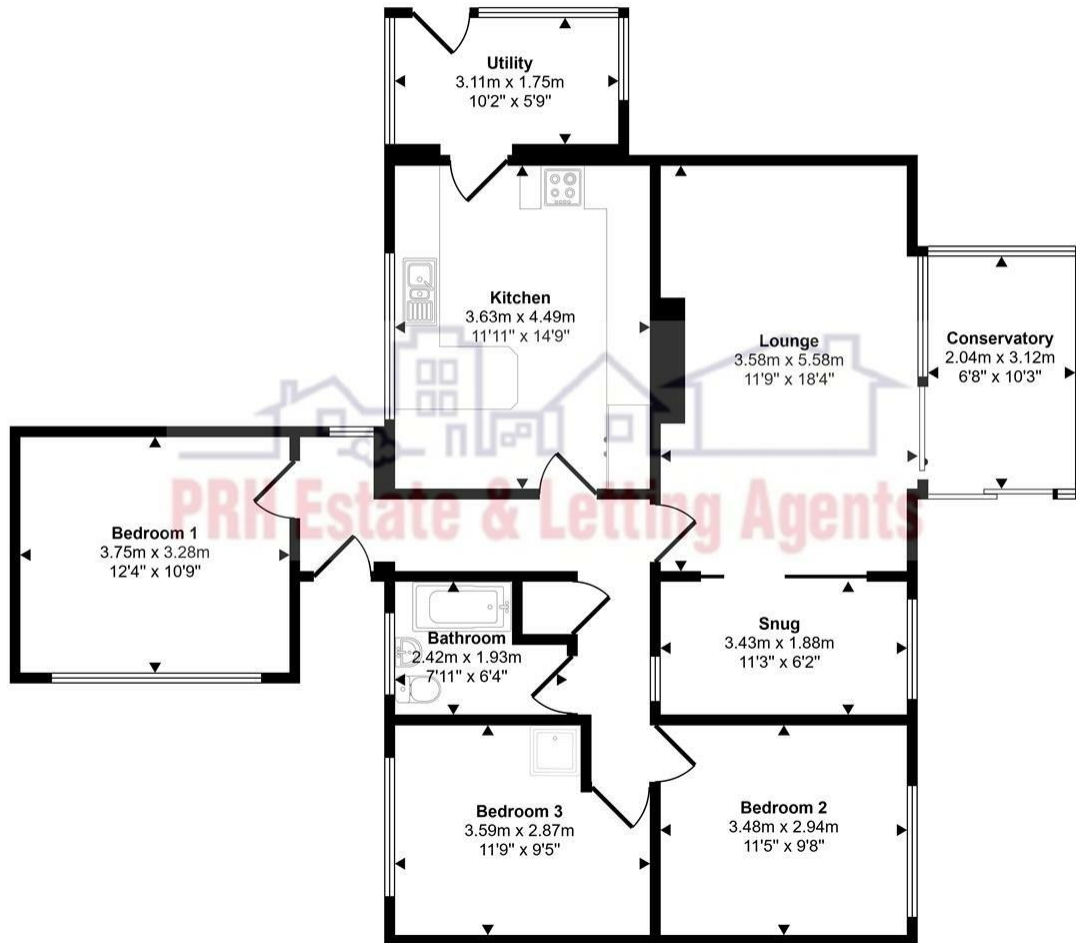


Approx Gross Internal Area
105 sq m / 1133 sq ft



Germoe

£395,000



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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4 The Green Market, Penzance, Cornwall, TR18 2SH T: 01736 363816 E:mail@prhpenzance.co.uk

Ty Mordros Helston Road
Germoe
TR20 9AA

£395,000

KEY FEATURES

- Freehold detached Bungalow
- Gated Drive, Ample Parking & Garage
- Nice Size Garden
- Spacious & Versatile Accommodation
- Blank Canvas For New Owner
- EPC D (55 80)
- Sought After Location

DIRECTIONS

From Penzance, proceed towards Helston on the A394. Continue through the villages of Rosudgeon and Kenneggy Downs. Ty Mordros is situated on the left hand side of the road prior to the Praa Sands & Germoe crossroads and can be identified by our For Sale board.



Unlock the Potential: Spacious Detached Bungalow at the Crossroads of Germoe & Praa Sands

Discover a fantastic opportunity to create your dream home with this generously proportioned and highly versatile detached bungalow, perfectly positioned at the desirable crossroads of Germoe and the sought-after coastal haven of Praa Sands.

This property offers a wealth of flexible living space. Step into a lounge that seamlessly flows into a cosy snug area, perfect for relaxing evenings. Adjacent to this, a bright conservatory provides an additional reception space, ideal for enjoying the garden views whatever the weather. The kitchen is well-proportioned and benefits from an adjoining utility room, offering excellent practical space. The accommodation further comprises three good-sized bedrooms and a family bathroom.

Set within good-sized gardens, this bungalow offers ample outdoor space for landscaping projects. A private driveway provides ample off-road parking and leads to a detached garage, which also boasts a separate workshop – a fantastic bonus for hobbies, storage, or a potential home office conversion (subject to any necessary consents).

While the property is ready for a programme of modernisation, this presents an exciting "blank canvas" for the next discerning buyer to imprint their own style and create a truly bespoke living environment, perfectly tailored to their needs and tastes.

Key Property Information:

Tenure: Freehold

Services: Mains electricity, water, and drainage are connected.

Heating: Oil-fired central heating.

Glazing: Double glazed throughout.

Council Tax: To be confirmed (TBC) with Cornwall Council.

Broadband: Ofcom suggests that ultrafast broadband is available in the area (no current connection at the property). Mobile Coverage: Ofcom indicates that mobile coverage may be limited in this location. Prospective buyers are advised to conduct their own checks.

