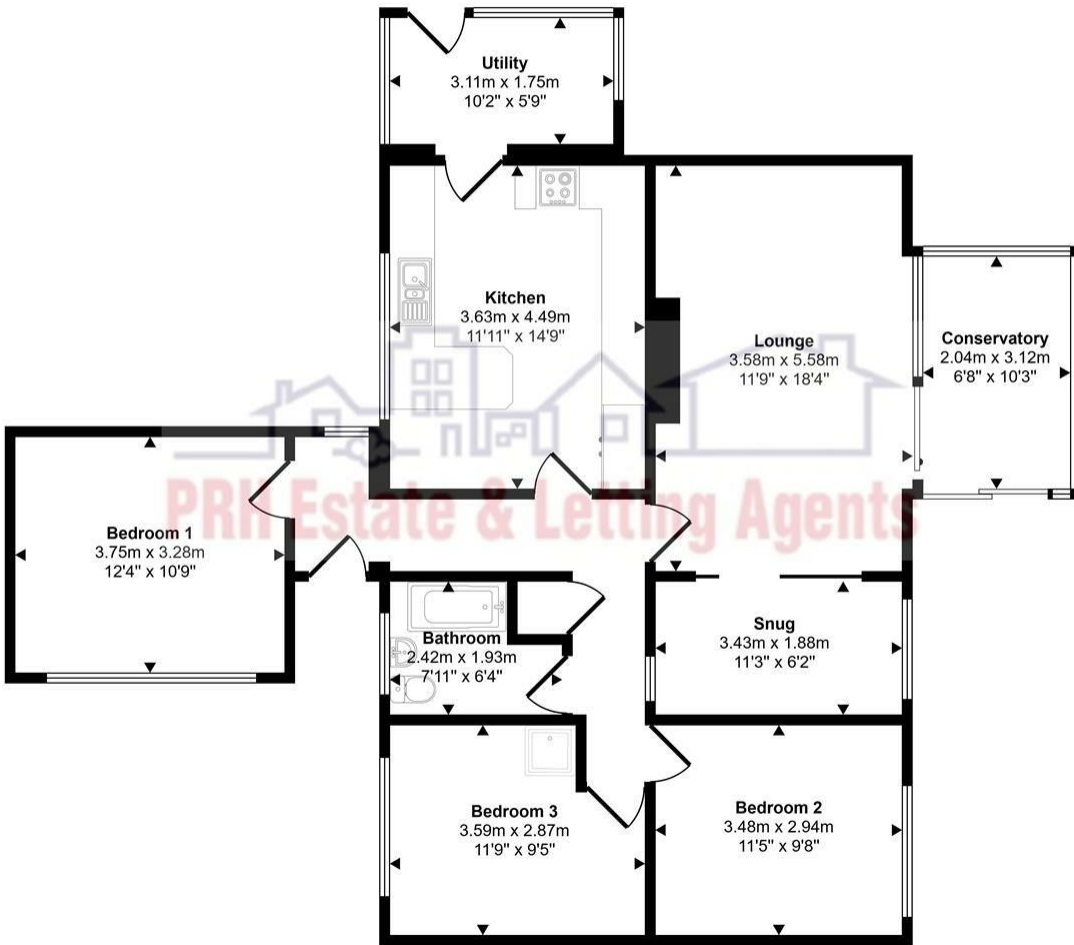


Approx Gross Internal Area  
105 sq m / 1133 sq ft



Germoe

Auction Guide £225,000



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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Ty Mordros Helston Road  
Germoe  
TR20 9AA

Auction Guide £225,000

## 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.



*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).*

*PRH are delighted to be working alongside Symons & Sampson Auctioneers where the property will be For sale by Public Auction and via Livestream on Thursday 30th April 2026 at 2pm at The Guildhall, Axminster, EX13 5NX. Register to bid in the room, online, by telephone (01297 33122) or by proxy via their website <https://www.symondsandsampson.co.uk/property-auctions> (axminster@symondsandsampson.co.uk).*

*Agents Notes - A mining search and a Mundic report can be found in the legal pack. Prospective buyers should seek advice prior to bidding.*

*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) and that mobile coverage may be limited*

