

# Tree Tops, Germoe, TR20 9QU











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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, Offices in Helston & Hayle  
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**Guide Price - £293,400**

**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**

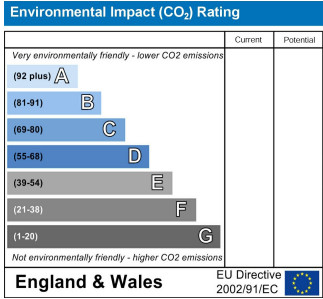
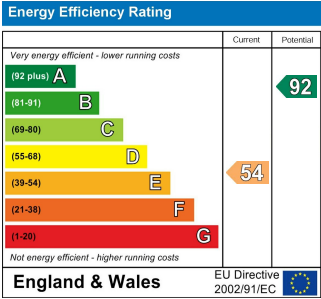
Low maintenance garden to the front and the rear of the property, it is laid to patio, wooden decking and gravel.

**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.









**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.

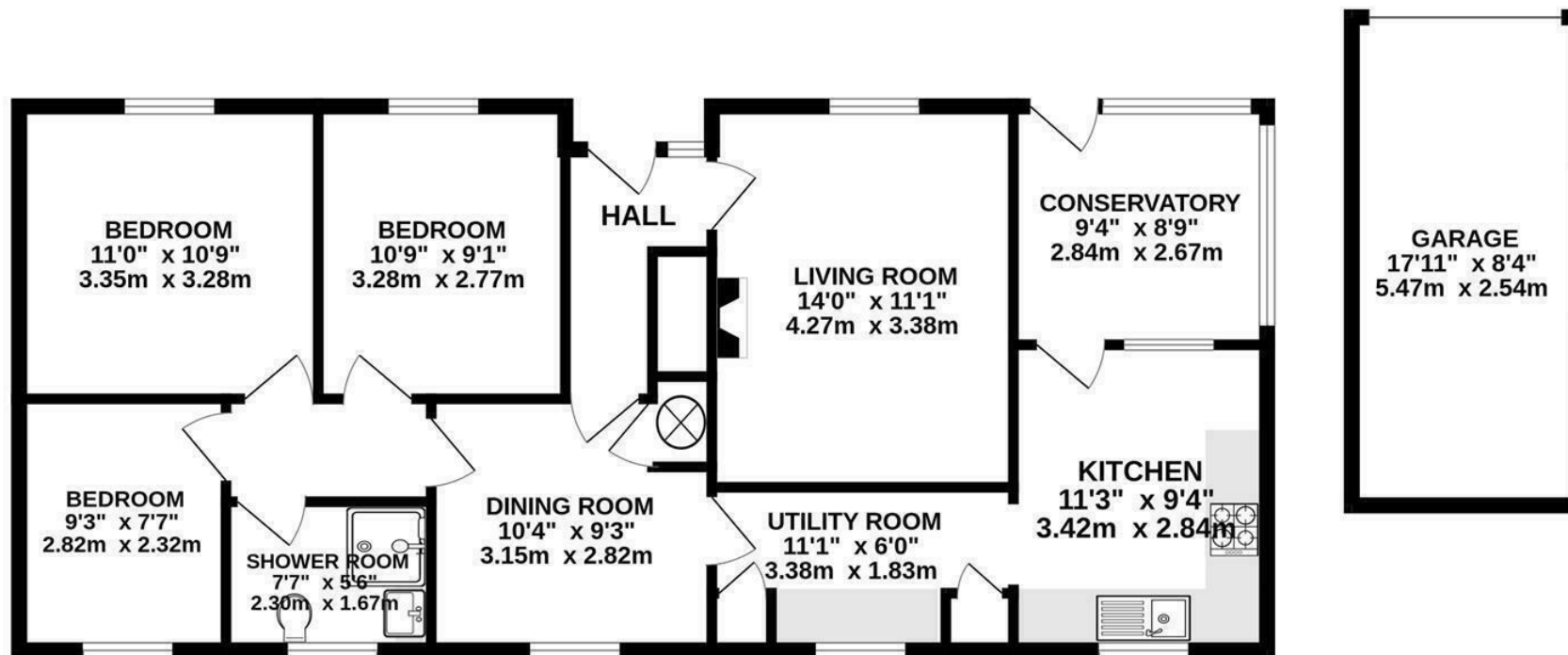
**Broadband & Mobile Phone Coverage**

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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