

12 Furze Croft, Nancledra  
Penzance, TR20 8BB









# 12 Furze Croft, Nancledra Penzance, TR20 8BB

Nestled in the charming Furze Croft development in Nancledra, this immaculately presented semi-detached house is a true gem waiting to be discovered. Boasting four bedrooms and three bathrooms, this modern property offers ample space for comfortable living. Spread across three floors, the accommodation is thoughtfully arranged to provide both privacy and togetherness for the whole family. The property's well-established presence in a sought-after development adds to its allure, promising a sense of community and security. This beautiful modern home also benefits from under floor heating to all floors, from an air source heat pump. Convenience is key with this home, as it enjoys a prime location in close proximity to both Penzance and St Ives. Furthermore, the property features off-road parking and a garage, ensuring that both your vehicles and storage needs are well taken care of. Don't miss out on the opportunity to make this house your home in this idyllic corner of Cornwall.



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**Guide price - £525,000**

**Location**

Nancledra is a charming village nestled in the picturesque landscape of West Cornwall. Located approximately three miles south of St Ives and four miles north-northeast of Penzance, it is part of the Towednack parish. The village is surrounded by lush countryside, offering a peaceful retreat with its scenic views and tranquil atmosphere. It's a perfect spot for those looking to explore the natural beauty and rich heritage of Cornwall.

**Accommodation**

- Entrance hall
- Bedroom
- En suite
- Integral garage
- Living room
- Kitchen dining room
- WC

- Bedroom
- En Suite
- Bedroom
- Bedroom
- Bathroom

**Integral garage**

Fitted with power and light, generous space large enough for parking a vehicle.

**Outside**

The property benefits from off road parking for 2-3 vehicles and well presented gardens to the front elevation, with beautiful landscaped gardens with patio areas, raised borders and areas laid to artificial lawn to the rear elevation. Steps to one side lead up from the front of the property to the rear, providing good access for maintenance. There is also an EV Wallbox charger located by the garage.

**Services**

Mains electricity and drainage. Air source heat pump. Borehole water supply. Under floor heating. Freehold tenure.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**Agents note**

Our clients have informed us that there is a management company for the development (Furze Croft Nancledra Management Company Limited). There is a service charge, which covers maintenance of all communal areas, servicing of the water borehole and the electricity for the water borehole system. The service charge for 2024-2025 is £750.

**Council Tax - Band D****Anti-Money Laundering Regulations**

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**

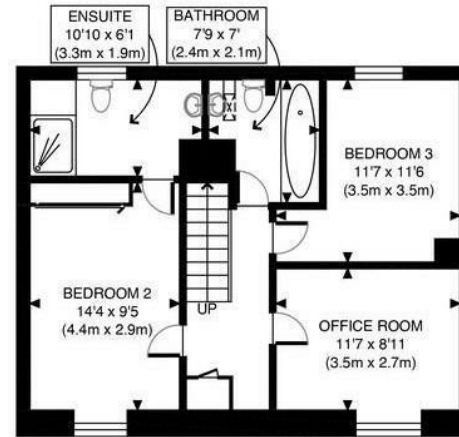
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

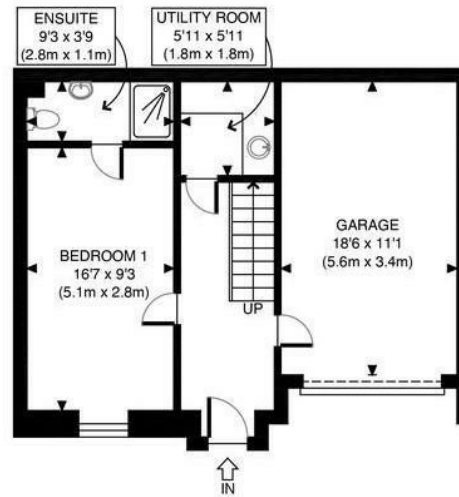
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



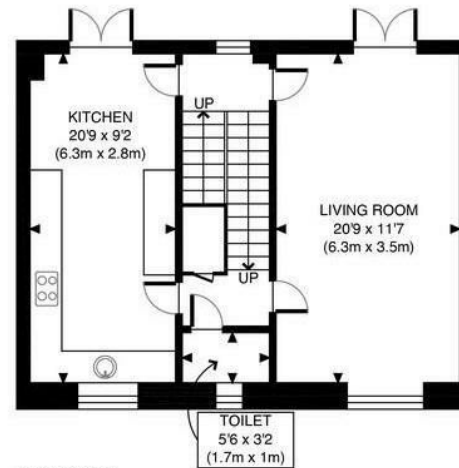




SECOND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 587 SQ FT



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA WITH GARAGE 551 SQ FT  
 FLOOR AREA WITHOUT GARAGE 338 SQ FT



FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 585 SQ FT

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.



