

8 Croft Parc, The Lizard, TR12 7PN

£215,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

8 Croft Parc

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- PLEASANT CUL-DE-SAC SETTING
- MAINLAND BRITAIN'S MOST SOUTHERLY VILLAGE
- IN NEED OF SOME UPDATING TO REALISE ITS FULL POTENTIAL
- DRIVEWAY & GARAGE
- GARDENS
- FREEHOLD
- COUNCIL TAX B
- EPC D55







An opportunity to purchase a three bedroom semi-detached bungalow in a pleasant cul-de-sac setting in mainland Britain's most southerly village of The Lizard.

Although in need of up-dating to realise its full potential the property offers the basis of a good family home in this popular village with all of its amenities. The property is warmed by night storage heating and is double glazed.

The Lizard village is mainland Britain's most southerly village, a special place jutting out into the sea where the Atlantic Ocean and the English Channel meet. it has been designated as an area of outstanding natural beauty. The village being a short stroll away from the property provides a range of amenities including post office, food stores, doctors' surgery, butcher and a number of well regarded public houses and restaurants. There is a well regarded primary school and a comprehensive school can be found in the village of Mullion which is approximately four miles distant.

The market town of Helston is approximately eleven miles away with more extensive amenities including national stores and a leisure centre with indoor pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE HALLWAY
With loft hatch to roof space, storage cupboard and doors to

LOUNGE/DINER 17'8" x 14'4" (narrowing to 10'5") (5.41 x 4.38 (narrowing to 3.2))
An L-Shaped room with two windows to the front aspect.

KITCHEN 8'10" x 8'0" (2.71 x 2.45)
With a dated fitted kitchen with a mix of base and drawers units, wall cupboards over, sink drainer, space for cooker, fridge/freezer and plumbing for washing machine.

BEDROOM ONE 11'6" x 7'11" (3.53 x 2.42)
With patio sliding door onto the rear aspect and garden.

BEDROOM TWO 8'10" x 8'10" (2.7 x 2.7)
With built-in wardrobe and window to the rear aspect.

BEDROOM THREE 8'0" x 6'0" (2.45 x 1.85)
With window to the rear aspect.

BATHROOM
With a suite comprising panelled bath, W.C., wash hand basin with tiled splashback, window to the side aspect.

OUTSIDE
There is a gate leading to the rear garden which is nicely enclosed and mainly laid to lawn. A driveway with parking for several vehicles that leads to

GARAGE 15'10" x 8'9" (4.85 x 2.67)
With up and over door, power and light.

There is pedestrian access at the rear that leads to the enclosed rear garden that is mainly laid to lawn and offers good degrees of privacy.













SERVICES

Mains water, electricity and drainage. Night storage heating.

WHAT3WORDS

cuddled.prosper.courier

AGENTS NOTE

The property is being sold to close an estate, and consequently the executor has little knowledge of the property.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band

DATE DETAILS PREPARED.

16th April 2026.

MOBILE AND BROADBAND

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

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

Ground Floor

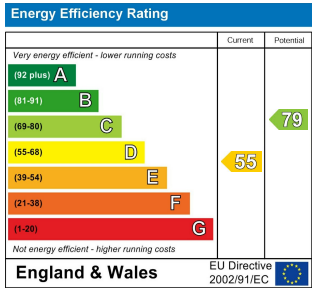
Approx. 74.1 sq. metres (797.8 sq. feet)



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Total area: approx. 74.1 sq. metres (797.8 sq. feet)

PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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