



## Falmouth

**A successful terraced student let**  
**Set in a prime location near the town**  
**Fully let for the academic year 2023/2024**  
**Gas fired central heating by radiators**  
**UPVC double glazed windows and doors (majority)**  
**Five letting rooms producing £25,080 per annum (11 months)**  
**Communal sitting room, fitted kitchen/dining room**  
**Rear courtyard garden and pedestrian access**  
**Unrestricted on road parking outside**  
**Walking distance to the campuses, town and beaches**

**Guide £385,000** Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	48	
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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www.kimberleys.co.uk

REF: SK6872



This older style three/four bedroom middle terrace town house is set in a convenient location, popular with residential and investors, just off Trelawney Road and within walking distance to local amenities, the town centre, beaches and sea front, Penmere train station and the town centre.

The house is currently run as a profitable HMO student house by our client and has been fully let to five tenants who are already in occupation until the 10th July 2024 (11 months contract). As such, the house eminently suitable for investor buyers only at this stage.

The house has features including; gas fired central heating by radiators, UPVC double glazed windows and doors and a blend of hard wearing flooring and fitted carpets.

The layout of the house offers on the ground floor, an entrance vestibule, reception hall, communal sitting room and dining room/bedroom plus a long fitted kitchen/breakfast room, side lobby with pedestrian access to the rear courtyard and a cloakroom/wc. The first floor has three bedrooms and a bathroom/wc combined and a turning staircase takes you to the attic space which is currently used as bedroom four. Outside the property at the rear, there are enclosed courtyard gardens and a timber garden shed.

**As our clients' sole agents, we thoroughly recommend an immediate viewing to secure this investment property.**

**Why not call for further details today?**

#### **THE ACCOMMODATION COMPRISES:**

Stained wood and multi-paned front door leading to:

#### **ENTRANCE VESTIBULE**

With mat well, wall mounted consumer box and electric meter, stripped wood and glazed internal door to:

#### **RECEPTION HALL**

With radiator, fire alarm system control box, under stairs storage recess and coat hooks, access to principal rooms.

#### **SITTING ROOM 3.96m (13'0") x 3.35m (11'0") plus deep recess.**

Used as a communal room for the tenants and having a focal point pine fireplace and slate tiled hearth, hard wearing wood finish flooring, double radiator, TV aerial point, angular bay and sealed unit double glazed sash windows overlooking the front aspect, fire door.



#### **DINING ROOM/BEDROOM 3.61m (11'10") x 3.43m (11'3")**

Again, with hard wearing wood finish flooring, recessed double glazed window overlooking the rear, double radiator, picture rail, built-in alcove book and display areas either side of the fire breast.



#### **KITCHEN 3.10m (10'2") x 2.64m (8'8")**

Equipped with a range of fitted wall and base units, roll top work surfaces and ceramic tiling over, 1 1/2 bowl single drainer sink unit, space and plumbing for dishwasher, gas and electric cooker point, double glazed window overlooking the side aspect, vinyl flooring, coved cornicing, strip light, open plan to:



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





**DINING AREA 3.02m (9'11") x 2.24m (7'4")**

Having pine flooring, double radiator, double glazed sliding patio doors to the outside, wood panelled internal door to:



**SIDE UTILITY PORCH**

With plumbing for washing machine and shelving over, quarry tiled flooring, double glazed door to outside.

**CLOAKROOM**

With low flush wc, extractor fan, frosted double glazed window.

**TURNING STAIRCASE FROM RECEPTION HALL TO:**

**MEZZANINE LANDING**

Deep airing cupboard which houses the gas combination boiler, separate wc.

**BEDROOM THREE 3.07m (10'1") x 2.59m (8'6")**

Dual aspect with frosted double glazed windows, fitted shelving, wash hand basin set on a vanity unit, radiator, fitted carpet, fire door.



**RETURN STAIRCASE TO:**

**FIRST FLOOR LANDING** Staircase to attic.

**BEDROOM TWO 3.45m (11'4") x 3.40m (11'2")**

Again, with recessed double glazed window overlooking the rear aspect, double radiator, hard wearing wood finish flooring, fire door, fitted shelving.



**BEDROOM ONE 4.47m (14'8") x 3.20m (10'6") into the bay.**

Deep angular bay and sealed unit double glazed windows overlooking the front, double radiator, fitted carpet, fire door.



### **BATHROOM 2.44m (8'0") x 1.68m (5'6")**

Having a white suite comprising panelled bath with chrome hot and cold taps, electric shower and fitted screen, fully tiled walls, wash hand basin set in a vanity unit, low flush wc, recessed sealed unit double glazed window, extractor fan, vinyl flooring, ladder style heated towel rail, fire door.



### **TURNING STAIRCASE FROM THE FIRST FLOOR LANDING TO THE TOP FLOOR**

### **ATTIC 4.32m (14'2") x 3.66m (12'0") plus recesses and limited headroom in parts.**

This measurement is an average of the floor area. Having a Velux double glazed window, pitched roof with stained wood A-frame timbers, eaves storage, electric panel radiator, fire door.



### **OUTSIDE**

#### **REAR COURTYARD**

Behind the property there is a simple courtyard garden with timber garden shed and rear pedestrian access.

#### **COUNCIL TAX** Band C.

#### **MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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