



Falmouth

A superb older style terraced town house
Currently let to four students for the 2023/24 academic year
Well presented accommodation throughout
Four double letting rooms (including one ground floor)
Ideal location close to the town centre and sea front
Fitted kitchen/dining room
En-suite shower room and further family bathroom
Currently providing Gross Turnover of £22,300 per annum
Double glazing and gas central heating
Ideal as a home or investment opportunity



£365,000

**ENERGY EFFICIENCY RATING
BAND C**

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REF: SK6946



A fantastic opportunity to purchase this mid terrace older style terraced town house, close to the town centre, currently run as a four bedroom student letting property.

The property has been well maintained by the current owners and has been successfully let by our clients for several years. Currently let to four students until the 30th June 2024 with a Gross Turnover of £22,300 per annum.

The accommodation is well proportioned and in brief comprises; on the ground floor, a sitting room (bedroom four) and a kitchen/dining room. The first floor has two further double bedrooms and a bathroom whilst on the top floor is a bedroom with an en-suite shower room. The top floor enjoys elevated views across rooftops over to Falmouth Docks, across to Pendennis Castle and beyond.

The home enjoys a very convenient location, a short down hill walk into Falmouth's bustling town centre which offers a diverse mix of cafes, restaurants and public houses as well as its individual shops, galleries and high street chains. Events Square and the National Maritime Museum are close by and a longer walk will take you to the train station at Falmouth Docks, The Dell and Penmere linking to Truro and the mainline route to London Paddington. The sandy beaches and stunning walks of the South West coastal path are also close by. Primary and Secondary schools along with Falmouth University campuses are all easily accessible.

As the owners' sole agents, we highly recommend an early appointment to view.

THE ACCOMMODATION COMPRISES:

Approached through a gate, a pathway leads to a storm porch with part multi-paned glazed wooden door leading to:

ENTRANCE HALL

Double glazed to the rear aspect, doors leading to sitting room/bedroom four, kitchen/dining room, stairs rising to first floor landing, radiator, cupboard housing consumer units, inset lighting.

SITTING ROOM 3.81m (12'6") x 3.40m (11'2") Currently used as bedroom four.

Double glazed sash window to the front aspect which is recessed with a window seat, TV aerial point, telephone point, radiator.



KITCHEN/DINING ROOM 5.26m (17'3") x 2.74m (9'0") maximum measurements.

Double glazed half bay window to the rear. A Modern fitted kitchen with a selection of matching base and wall mounted units in white, roll edge work surfaces to three sides, inset stainless steel single drainer sink unit, inset four-ring gas hob with oven under and concealed extractor over, space and plumbing for washing machine, space for refrigerator/freezer, space for dining table, inset lighting.



FIRST FLOOR LANDING

Turning staircase from the entrance hall, double glazed window to the rear, doors to bedrooms two and three and bathroom. stairs rising to the top floor, inset lighting.



BEDROOM TWO 3.96m (13'0") x 3.15m (10'4") into recess.

Double glazed window to the rear, recessed with window seat and open views across Falmouth to Pendennis Castle, radiator.



BEDROOM THREE 3.81m (12'6") x 2.36m (7'9")

Double glazed sash window to the front aspect, recessed with window seat, radiator.



BATHROOM

Opaque double glazed sash window to the front aspect, recessed with a window seat. A modern suite in white to comprise panelled enclosed bath with mixer tap and telephone style shower attachment, pedestal wash hand basin and low-level flush wc, part tiled walls, radiator, ceiling mounted extractor, inset ceiling lights.



TOP FLOOR LANDING

Stairs rising from first floor landing, door to Bedroom One.

BEDROOM ONE 5.61m (18'5") x 4.24m (13'11") maximum measurements including en-suite, some restricted headroom.

Double glazed dormer window to the rear with lovely views over rooftops to Falmouth Docks and across to Pendennis Castle, built-in cupboard providing storage, radiator, feature exposed beamed ceiling, door leading to en-suite.



EN-SUITE SHOWER ROOM

Glazed roof light window to the rear. The suite to comprise, shower cubicle with wall mounted electric shower and fully tiled, wash hand basin and low-level flush wc, splashback tiling, shaver socket.



OUTSIDE

Hardstanding to the front with gated access, low walling and railings to boundary.

SERVICES All mains services are connected.

COUNCIL TAX Band A.

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.

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.

