

FOR SALE



Merrill Place, Falmouth
Guide Price £365,000


MARTIN&CO

Merrill Place, Falmouth

Guide Price £365,000

- **SUCCESSFUL STUDENT LET**
- **4 DOUBLE BEDROOMS**
- **WELL PROPORTIONED**
- **MODERN KITCHEN & BATHROOM**
- **CENTRAL FALMOUTH**

INVESTMENT PROPERTY : Let until July 2025 as a 4 double bedroom student property, this terraced cottage, ideally situated for the Woodlane Campus of Falmouth University, was refurbished just a few years ago and produces a healthy yield.

Merrill Place is a quiet street, located just off Albany Road, and is within easy access on foot to all the amenities of Falmouth town centre. This terraced cottage is currently let as a 4 double bedroom student property. On the ground floor there is a reception room to the front and, to the rear, a double bedroom. At the back of the house is a modern galley-kitchen with a door to the rear courtyard.



Stairs lead to a second double bedroom accessed from the half landing, and on the first floor there are two further double bedrooms and a bathroom which was updated a year ago. Overall this is a well-proportioned home which is a successful student let. The rear courtyard can also be accessed via a little lane which runs at the back of Merrill Place.

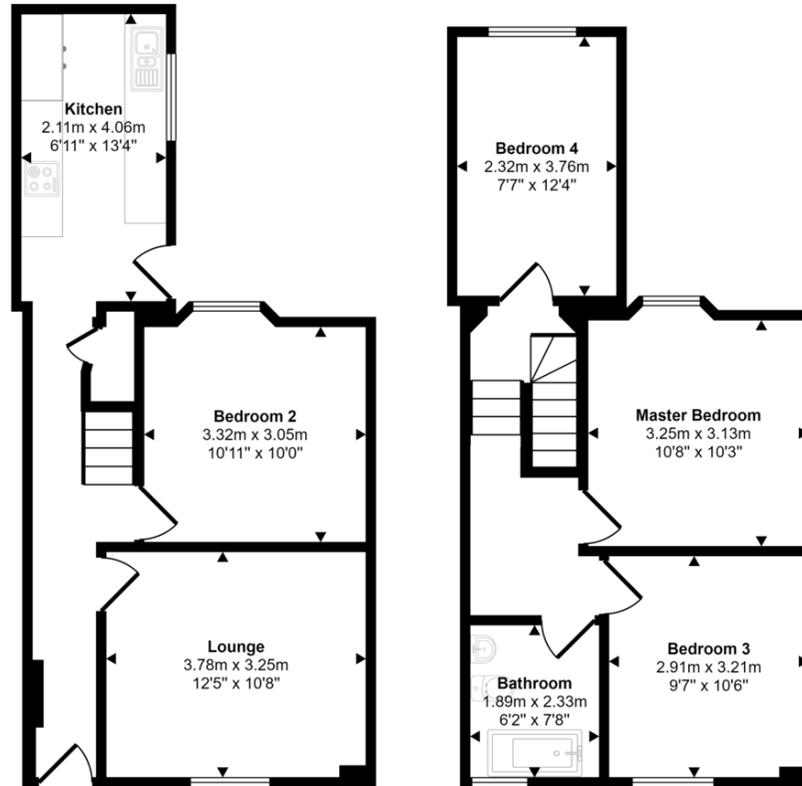
The property is currently let until 30th June 2024 to 4 students on an AST at £2000 per month, excluding bills. A new tenancy has been agreed for the next academic year, from 3rd July 2024 until 2nd July 2025 and the property will be let to 4 students on an AST at £2300 per month, excluding bills, which would be over a 7.6% gross yield.

No Onward Chain
Freehold
Council Tax Band B
EPC C
Gas Central Heating
Electric Shower in Bathroom

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw away. There are numerous yacht and sailing clubs nearby with some of the finest day sailing waters in the UK and Falmouth Golf Club is located at Swanpool. Being home to the world famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year



Approx Gross Internal Area
85 sq m / 910 sq ft



Ground Floor
Approx 42 sq m / 447 sq ft

First Floor
Approx 43 sq m / 463 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.