

FOR SALE



Railway Cottages, Falmouth
Guide Price £290,000


MARTIN & CO

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- FOUR BEDROOM STUDENT LET
- CENTRAL FALMOUTH, CLOSE TO BEACHES
- PRODUCING £21,120 PER ANNUM
- REAR GARDEN WITH WORKSHOP / UTILITY
- GAS CENTRAL HEATING

This spacious five-bedroom student-let property, located off Bar Road in the heart of Falmouth Town, is available for purchase with tenants in situ, generating a healthy income of £21,120 pa for the academic year August 2024 – August 2025. Alternatively, a residential purchase opportunity with a completion date of early August 2025.



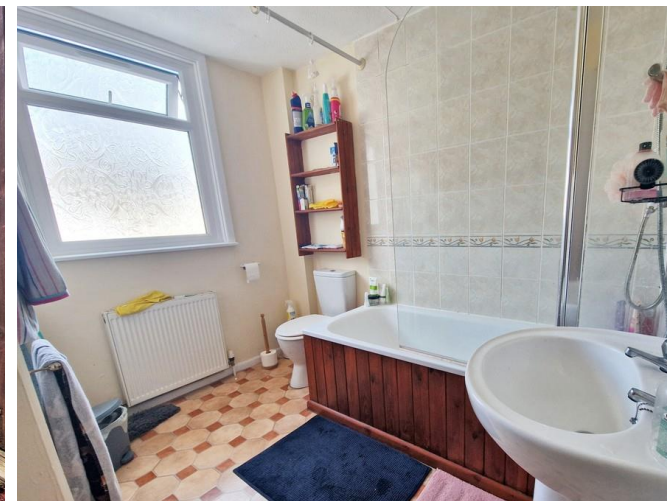
An opportunity to purchase this deceptively large terraced cottage conveniently located close to the beaches, town centre, railway station and Events Square.

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The property has been successfully let for 21 years by the current owners and continues to be in high demand. Currently the cottage is rented to four students each occupying one of the four double bedrooms. The single bedroom is being used as a spare room/ study. In previous years a fully licenced HMO and let to five student occupants.

The cottage has the benefit of a rear extension providing an extended kitchen on the ground floor and an extended bathroom and additional toilet on the 1st floor. The large workshop/ studio contains full services, back-up appliances and sink with hot & cold water.

The cottage has been maintained to a high standard throughout.



FEATURES:

- Deceptively large traditional cottage
- Immaculately maintained
- Perfect location near the town centre, harbour and beaches
- 100% double glazed & gas central heating
- Ideal as a family home or investment
- Fully fitted kitchen and bathroom plus two additional toilets, internal and external
- Currently student let to July 2025 Producing £21,120 per annum
- Enclosed courtyard with large workshop/studio fully serviced with basin hot & cold water
- Five bedrooms (four doubles, one single) plus communal lounge
- Unrestricted parking outside to the front and back

ACCOMMODATION:

PORCH 4' 0" x 2' 11" (1.22m x 0.91m) Opaque glass panel uPVC double glazed front door, with glass panel inner door to hallway.

HALLWAY 8' 0" x 2' 11" (2.46m x 0.91m) Hallway with door to Bedroom 1 and glass panel door to Lounge. Carpeted. Gas radiator. Wall light.

BEDROOM 1 13' 1" x 11' 10" (3.99m x 3.61m) uPVC double glazed window to front aspect. Gas radiator. Carpeted. Pendant ceiling light.

LOUNGE / DINER 16' 5" x 12' 7" (5m x 3.84m) uPVC double glazed window to rear aspect. Two gas radiators. Alcove shelving either side of chimney breast. Carpeted. Door to stairwell. Glass panel door to Hall. Door to Kitchen. Pendant ceiling light.

KITCHEN 2' 35" x 3' 54" (1.5m x 2.29m) Fitted with a range of modern, white base and wall units. Integrated electric oven with gas hob, stainless steel splash back and extractor hood. Stainless steel sink and drainer. Red acrylic splash backs above units. Vaillant combi gas boiler. Under counter fridge, freezer and washing machine. uPVC double glazed triple pane picture window to courtyard. External wood door with glazed fan light to rear courtyard. Internal door to hall stairwell. Extractor fan. Strip ceiling light. Vinyl flooring.

FIRST FLOOR LANDING & STAIRWELL Carpeted. Internal window to Bedroom 5. Gas radiator on first floor. Steps into recess with window overlooking rear courtyard. Doors to Bedrooms 2, 3, and 5. Stairs to second floor/ bedroom 4. Wall lights and pendant ceiling lights.

BEDROOM 5 6' 0" x 9' 7" (1.83m x 2.92m) uPVC double glazed window to front aspect. Gas radiator. Carpeted. High level shelf. Pendant ceiling light.

BEDROOM 2 9' 11" x 13' 0" (3.02m x 3.96m) uPVC double glazed window to front aspect. Gas radiator. Carpeted. Pendant ceiling light.

BEDROOM 3 10' 6" x 11' 7" (3.2m x 3.53m) uPVC double glazed window to rear aspect. Gas radiator. Alcove shelving and clothes rail to right side of chimney breast. Carpeted. Pendant ceiling light.

WC Low level WC and wall-hung compact basin with tiled splash back and mirror over. Vinyl floor. Ceiling light.

BATHROOM 2' 44" x 2' 65" (1.73m x 2.26m) Three piece white suite, including pedestal sink, low-level WC and bath, with wooden side panel, electric shower over bath and glass shower screen. Mirror over sink. Gas radiator. Airing cupboard. uPVC double glazed opaque window. Vinyl flooring. Extractor fan. Ceiling light.

BEDROOM 4 12' 9" x 4' 6" (3.89m x 1.37m) Stairs lead from first floor landing to a small landing with a door opening to Bedroom 4. Velux window. Gas radiator. Under-eaves storage cupboards. Carpeted. Pendant ceiling light.

REAR COURTYARD Enclosed rear courtyard with crazy paving and raised decked area.

GARDEN SHED Large wooden shed with lighting and electricity, used as a utility room with sink and storage cupboards, additional fridge freezer and dryer.

ADDITIONAL INFORMATION :

Freehold

EPC E

uPVC Double Glazing

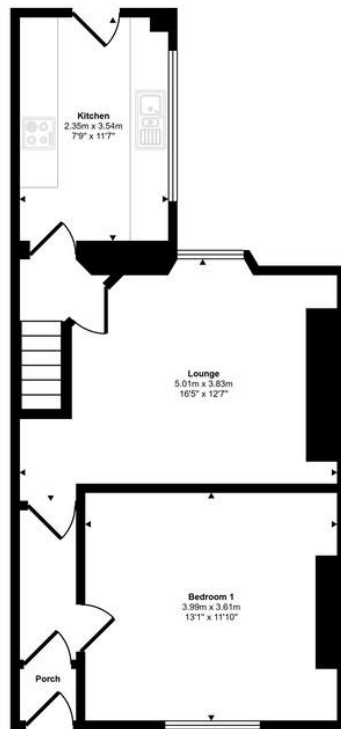
Gas Central Heating

Council Tax Band B

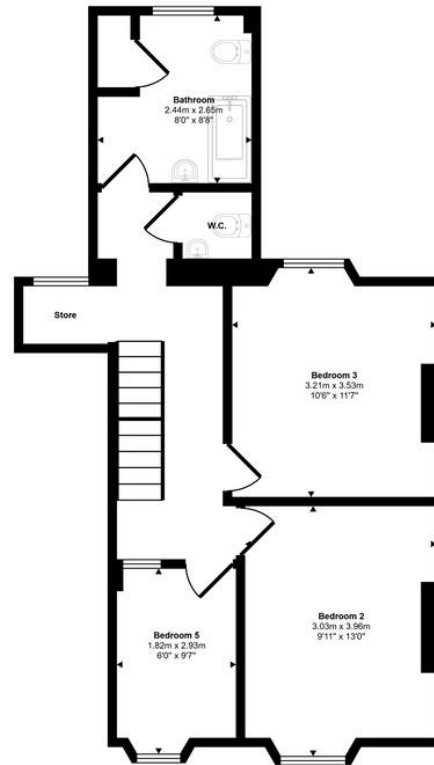
LOCATION :

Swathed in maritime history, Falmouth is now a vibrant university town being home to both Exeter and Falmouth Universities. A 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.

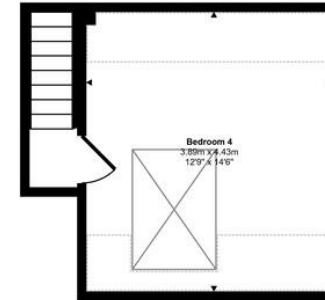
Approx Gross Internal Area
114 sq m / 1224 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft



First Floor
Approx 48 sq m / 521 sq ft



Second Floor
Approx 20 sq m / 212 sq ft

Denotes head height below 1.5m

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.

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