

FOR SALE



Marine Crescent, Falmouth
Guide Price £395,000


MARTIN & CO

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- FOUR BEDROOM STUDENT LET
- CENTRAL FALMOUTH
- PRODUCING £21,600 PER ANNUM
- REAR COURTYARD GARDEN
- GAS CENTRAL HEATING

A splendid traditional townhouse in the heart of Falmouth Town, to be sold with tenants in situ, producing a healthy income of £21,600 for the academic year August 2024 – August 2025. Alternatively, a residential purchase opportunity with a completion date of August 2025.



An opportunity to purchase this attractive house conveniently located close to the town centre, the railway station and Events Square.

This spacious four-bedroom student-let property, located in the heart of Falmouth Town, is available for purchase with tenants in situ, generating a healthy income of £21,600 pa for the academic year August 2024 – August 2025. Alternatively, a fantastic residential purchase opportunity with a completion date of early August 2025.

The property has been successfully let for 22 years by the current owners and continues to be in high demand.

This attractive house has retained its structural integrity and has been immaculately maintained throughout. The front elevation has been recently redecorated including the installation of a new handmade wooden oriel window.



FEATURES

- A splendid traditional town house
- Perfect location near the town centre and harbour
- Ideal as a family home or investment
- Currently student let to July 2025 Producing £21,600 per annum
- Four letting rooms + separate study and large communal front lounge
- Immaculately maintained
- 100% double glazed & gas central heating
- Fully fitted kitchen and bathroom
- Enclosed courtyard + outbuildings
- Unrestricted parking outside

ACCOMMODATION :

PORCH 3' 10" x 4' 5" (1.18m x 1.36m) Original part-glazed front door with stained glass transom window and door canopy. Hooks for hanging coats. Glazed internal door and step up to;

ENTRANCE HALL 21' 6" x 5' 8" (6.56m x 1.75m) Carpeted with gas radiator, small under stairs cupboard (housing gas meter) and large under stairs cupboard housing small chest freezer and large fridge-freezer. Glazed door to kitchen, doors to Lounge and Bedroom 1, stairs to first floor.

LOUNGE 11' 7" x 13' 3" (3.53m x 4.04m) Large, double glazed bay window to front aspect, attractive period fireplace with tiled hearth surround, gas radiator, meter cupboard, pendant light.

BEDROOM 1 9' 5" x 12' 3" (2.87m x 3.73m) uPVC double glazed window to rear aspect built in wardrobe, gas radiator, carpeted, pendant light.

KITCHEN 10' 9" x 9' 11" (3.28m x 3.02m) Fitted with a range of modern, white base and wall units. Integrated electric oven, induction hob, stainless steel extractor hood. Stainless steel sink and drainer. Red acrylic splash backs above units. Under counter fridge. uPVC double glazed window to courtyard. External uPVC double glazed door to rear courtyard. Extractor fan. Spot ceiling lights. Vinyl flooring. Step up to hallway.

BEDROOM 5 6' 1" x 9' 11" (1.85m x 3.02m) Currently used as a study. Double glazed window to front aspect, carpeted, gas radiator, pendant ceiling light.

BATHROOM 4' 6" x 9' 10" (1.37m x 3m) Part tiled with three piece beige suite, including pedestal sink, low-level WC and bath, mains shower over bath shower curtain and rail. Mirror over sink, gas radiator, uPVC double glazed opaque window to rear aspect, vinyl flooring, extractor fan, ceiling light, Vaillant gas boiler.

BEDROOM 2 11' 1" x 12' 4" (3.38m x 3.76m) uPVC double glazed window to rear aspect, gas radiator, carpeted, pendant light.

BEDROOM 3 9' 5" x 11' 10" (2.87m x 3.61m) Double glazed window to front aspect, gas radiator, carpeted, pendant light.

BEDROOM 4 6' 2" x 8' 4" (1.88m x 2.54m) Stunning oriel window with secondary glazing to front aspect, built in wardrobe, gas radiator, carpeted, pendant light.

REAR COURTYARD Fully enclosed courtyard with utility cupboard housing washing machine & dryer, large shed and rear pedestrian access via gate.

ADDITIONAL INFORMATION :

Freehold

EPC D

uPVC Double Glazing

Gas Central Heating

Council Tax Band C

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
99 sq m / 1068 sq ft



Ground Floor
Approx 51 sq m / 546 sq ft

First Floor
Approx 49 sq m / 523 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.

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