

FOR SALE



Marine Crescent
Guide Price £395,000


MARTIN&CO

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- FOUR BEDROOM STUDENT LET
- CENTRAL FALMOUTH
- PRODUCING £2400 PCM
- 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 £28,800 per annum for the academic year August 2025 – August 2026.



An opportunity to purchase this attractive house conveniently located close to the town center, 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 £28,800 for the academic year August 2025-August 2026.

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
- Let until August 2026
- 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

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 ward robe, 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.

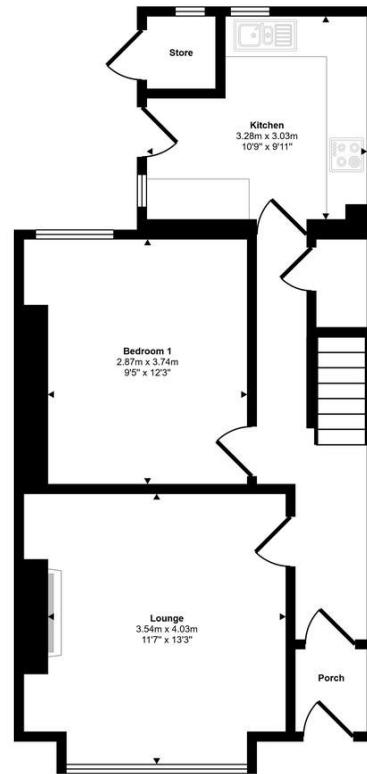
ADDITIONAL INFORMATION :

- Freehold
- EPC D
- uPVC Double Glazing
- Gas Central Heating
- Council Tax Band C

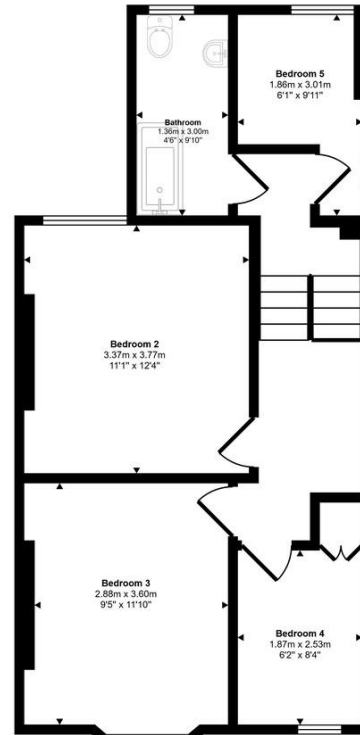
LOCATION :

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.

Martin & Co Falmouth

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

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


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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.