

FOR SALE



Vernon Place, Falmouth
Guide Price £325,000


MARTIN & CO

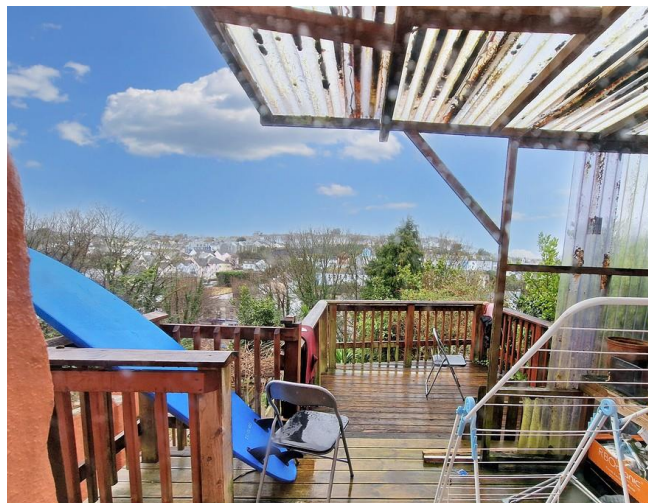
Vernon Place

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- LICENSED HMO
- 5 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- LARGE GARDEN
- LOVELY VIEWS

****INVESTMENT PROPERTY**** Let until July 2025 as a 5 bedroom student HMO, this terraced townhouse is ideally situated for the Woodlane Campus of Falmouth University and generates an income of £2250 pcm which equates to a yield of 8.3%.

This four-storey townhouse is currently let as a 5 bedroom student HMO. From the road, you enter into the ground floor where there are 2 double bedrooms. Stairs lead down to an open plan kitchen / diner / lounge which has patio doors out to a decked patio which then has steps leading down to a long terraced garden. On the first floor there are two further double bedrooms and a shared bathroom, then on the second floor (top floor) there is a large double bedroom with an ensuite WC. This room also has lovely view across the river.



The property enjoys an elevated position with some fabulous views across The Moor from the rear.

FEATURES :

Licensed HMO

No Onward Chain

Freehold

Council Tax Band C

EPC D

Gas Central Heating

Large Garden

Lovely Views

On Street Parking

Let until 21st July 2025 to 5 students on an AST at £2250 per month. Utility bills are not included.

LOCATION :

Vernon Place is located right in the heart of Falmouth town centre, just a 5 minute walk to Market Street and about an 11 minute walk to the Woodland Campus. Gyllyngvase Beach is also just a 20 minute walk away

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of facilities 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 with three beaches offering fabulous sea swimming, paddle boarding and coastal hiking opportunities. 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.



Martin & Co Falmouth

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