

**FOR SALE**



**Clifton Place, Falmouth**  
**Guide Price £450,000**

  
**MARTIN&CO**

## Clifton Place

Guide Price £450,000

- FIVE BEDROOM HMO
- CENTRAL FALMOUTH
- MODERN PROPERTY
- LARGE GARAGE
- ROOF TERRACE

***\*\*5 BEDROOM HMO INVESTMENT  
PROPERTY OR FAMILY HOME\*\****

*In the heart of Falmouth, a modern house with garage and roof terrace, presented in very good condition, previously let as a licensed 5 bedroom HMO.*

Located on a very popular street, in the heart of Falmouth, is this modern, double-fronted, link-detached property with adjoining garage, in very good condition, which has previously been let as a licensed 5 bedroom HMO. The property is currently VACANT and therefore may be sold either as an investment property which will produce a healthy yield, or as a family home.



The property was built in 2016 and therefore has an excellent 'B' EPC rating and is still in very good condition.

The property is ideally situated for the Woodlane Campus of Falmouth University and since it was built the property has been let to students with an HMO Licence for 5 bedrooms producing an excellent return. The property should let for £625 per room, equating to £3125 pcm, in the current market.

Alternatively, as a family home, the two bedrooms on the ground floor could be combined (subject to building regulations etc) to create a comfortable lounge, making a three bedroom house.

#### **BRIEF DESCRIPTION**

This very smart, double-fronted property with adjoining garage is entered via the front door on Clifton Place. You first of all come into the entrance hall, with stairs in front of you to the first floor, doors to two double bedrooms on your left, and a door on your right leading into the kitchen / dining / lounge area. At one end of this room there is a fully fitted kitchen with gloss units. This has an integrated electric hob and oven with an extractor hood, plus an integrated dishwasher and fridge-freezer. There is vinyl flooring in the kitchen area and wood laminate in the lounge. There is a downstairs WC and a door leads from the lounge into the spacious garage which has ample room for parking a car and also has a utility area with a sink and worktop, plus space for a washing machine, dryer, and an additional fridge-freezer. On the first floor there are three double bedrooms and a large, modern bathroom, which has a bath and a separate shower cubicle with a mains shower. The first-floor landing also has a door to the enclosed roof terrace, which is a lovely spot to enjoy the sunshine.



## KEY FEATURES

Built in 2016  
Freehold  
Council Tax Band D  
EPC B  
Gas Central Heating  
Large Garage With Utility Area  
Roof Terrace  
UPVC Double Glazing  
Potential To Produce £3125 pcm as a 5 Bedroom HMO  
No Onward Chain

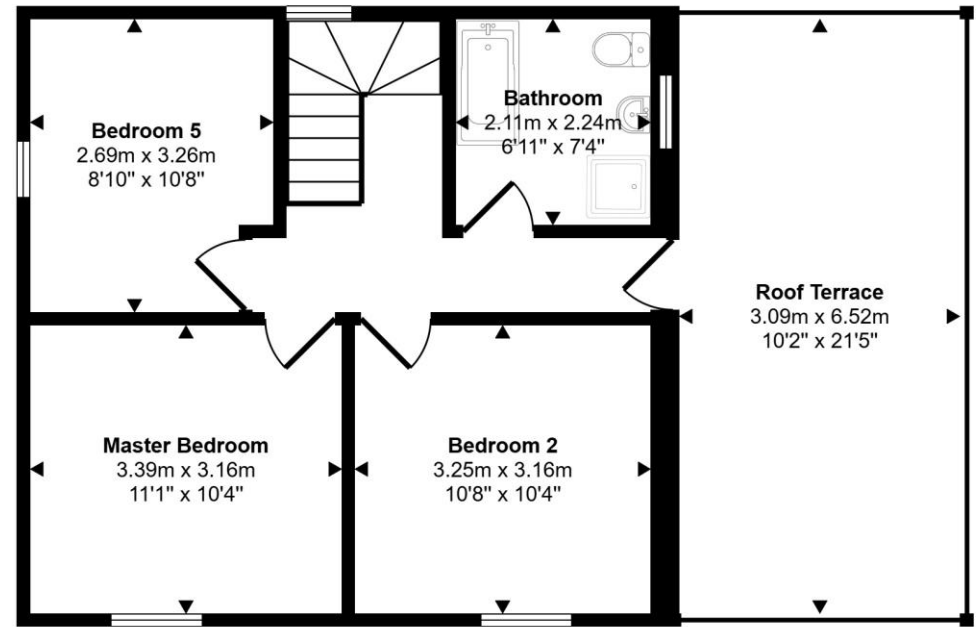
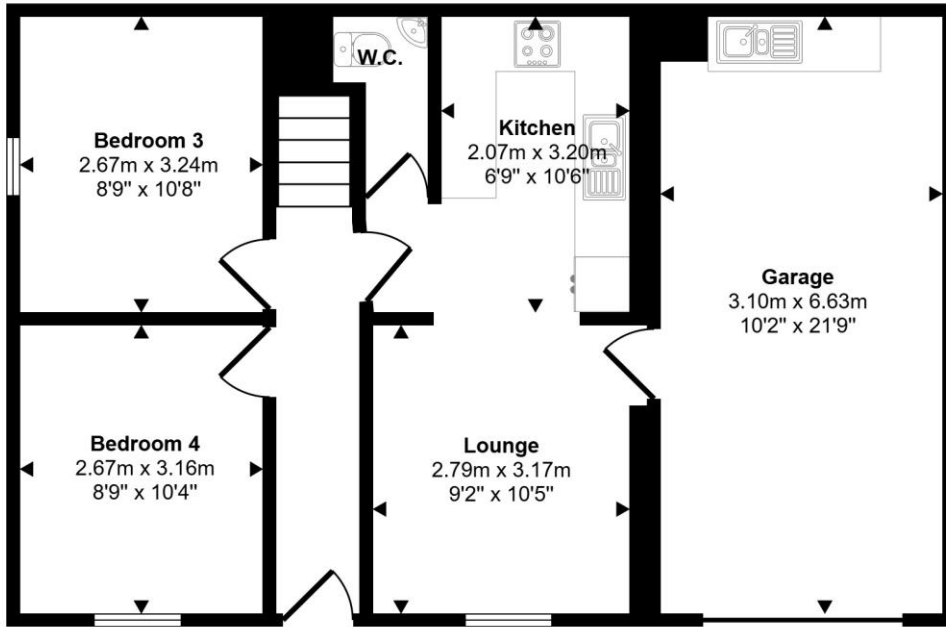
## LOCATION

Clifton Place is a quiet street, located just off Killigrew Street, in the heart of Falmouth. It is a short walk to the amenities of The Moor and around a 20 minute walk to Gyllyngvase Beach. It is within easy access of all the amenities of Falmouth and the adjacent town of Penryn.

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  
111 sq m / 1199 sq ft



Ground Floor  
Approx 67 sq m / 719 sq ft

First Floor  
Approx 45 sq m / 480 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

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