

FOR SALE



Permarin Road, Penryn
Guide Price £280,000


MARTIN & CO

Permarin Road, Penryn

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- **SUCCESSFUL STUDENT LET**
- **FOUR BEDROOMS**
- **CLOSE TO PENRYN CAMPUS**
- **RECENTLY REFURBISHED**
- **TENANTED UNTIL 30 JUNE 2025**

****INVESTMENT PROPERTY**** A four bedroom, two bathroom student property, ideally situated for the Penryn Campus of Exeter University, recently refurbished and producing an excellent gross yield. May be sold with all furniture included.

Permarin Road is located close to the centre of Penryn and within a short walk of the Tremough Campus of Exeter University.

This terraced house is currently let to four students as a four bedroom property and has three very good sized double bedrooms and one single bedroom.



On the ground floor there is an entrance hall, a spacious double bedroom, a communal lounge and a fitted kitchen which leads through to a utility area and a modern shower room.

On the first floor there are two spacious double bedrooms, a single bedroom and a second modern shower room.

The property is set back from the road by a lawned front garden and there is shared access through to the rear garden which is part patio and part grass.

The property is currently let until 30th June 2025 to 4 students on an AST at £2,200 per month, excluding bills, however it is currently being advertised at £2,600 per month for the 2025 - 2026 academic year which would equate to a gross yield of over 11%.

FEATURES

No Onward Chain

Freehold

Council Tax Band B

EPC E

Electric Heating

Electric Immersion for Hot Water

Solar Panels

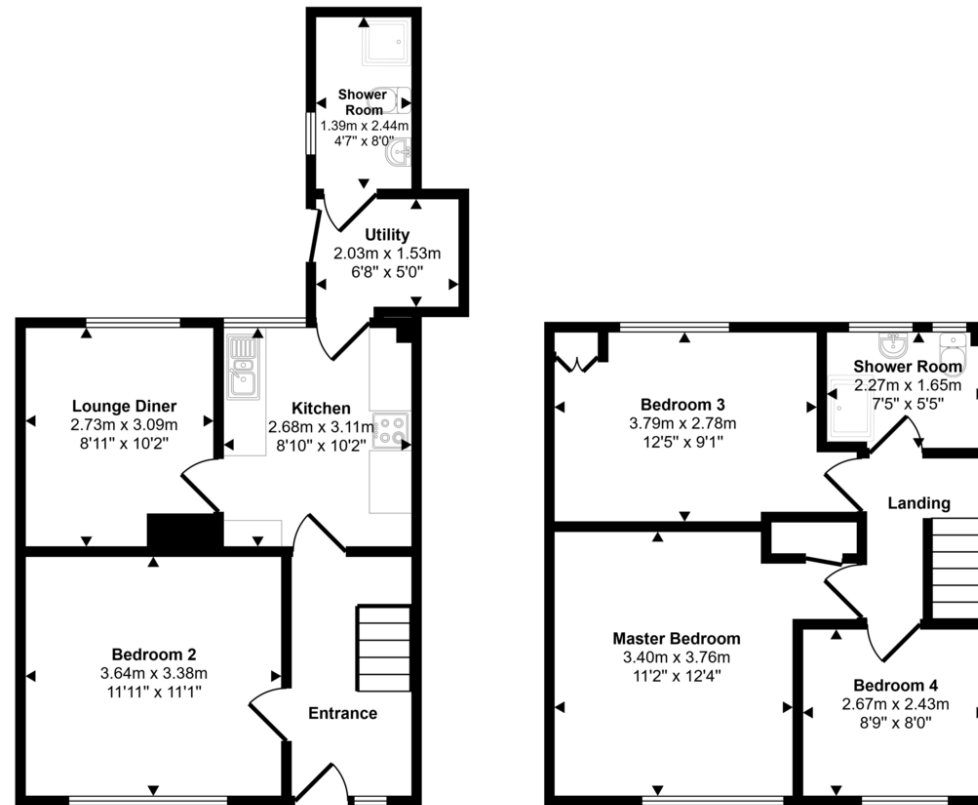
Includes All Furniture

LOCATION

Penryn is an active university town, with an historic harbour and town centre hosting a variety of interesting independent shops, cafes, yoga studios and other amenities along with numerous quaint pubs nestled amongst its cobbled streets. The town is well-served by three supermarkets (Lidl, Sainsbury's and Asda) and benefits from good communication links with Falmouth via its bus service and train station, which links to Truro City and the mainline to London Paddington.



Approx Gross Internal Area
85 sq m / 913 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft

First Floor
Approx 41 sq m / 441 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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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.