

# 9 Dracaena Avenue, Falmouth

## £695,000 Freehold

Long standing HMO investment property with tenants in place. With a near 10% return this large house in the centre or Falmouth has 7 bedrooms plus two studio lets.







**THE PROPERTY –** This very large semi-detached house has been a HMO (House of Multiple Occupation) for many years and has a history of being fully let. Selling with tenants in situ and currently returning £62,000pa although there is scope to increase this significantly. On the lower ground floor there are two studio apartments and a communal laundry/utility room for all occupants to use. On the ground and first floor there are seven bedrooms 5 bathrooms and a communal kitchen/diner. Outside there is a garden to the front and driveway to the side that opens to a large parking area to the rear.

**THE LOCATION -** Dracaena Avenue is the arterial road leading through Falmouth, to Pendennis Castle, Drive and beaches, where number 9 is comfortably within three quarters of a mile reach of Falmouth town, harbourside and seafront. Falmouth has a diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train station (Penmere halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. The town is consistently ranked as one of the top five places to live in the UK.

- HMO investment
- History of occupation & rental
- Great Location
- 2 studio flats; 7 letting rooms
- Communal laundry/utility room
- Communal kitchen
- Off-road parking for several vehicles
- Income could return close to £70,000 gross pa

Council Tax band: F

Tenure: Freehold

9 Dracaena Ave: EPC Energy Efficiency Rating: D

The Flat 9 Dracaena Ave: EPC Energy Efficiency Rating: D

**THE ACCOMMODATION COMPRISES** (ALL DIMENSIONS APPROXIMATE)

#### LOWER GROUND FLOOR

COMMUNAL LAUNDRY/UTILITY ROOM 9' 3" x 5' 5" (2.83m x 1.65m) Window and door to rear.







#### **STUDIO APARTMENT ONE**

LIVING ROOM/BEDROOM 16' 5" x 14' 5" (5.01m x 4.40m) Window and door to rear. Door to storage/cupboard space.

KITCHEN 12' 2" x 11' 8" (3.70m x 3.56m) Window to side. Side door access.

**SHOWER ROOM** 12' 11" x 6' 4" (3.94m x 1.92m) Shower cubicle, WC and hand basin.

#### STUDIO APARTMENT TWO

**OPEN PLAN LIVING ROOM/BEDROOM/KITCHEN** 18' 10" x 10' 6" (5.75m x 3.19m)

SHOWER ROOM Shower cubicle, WC and hand basin.

### **GROUND FLOOR**

COMMUNAL KITCHEN/DINER 17' 0" x 9' 3" (5.18m x 2.82m)

**ROOM 1** 13' 3" x 13' 1" (4.04m x 3.98m) Windows to front and side.

**ROOM 2** 14' 5" x 13' 4" (4.40m x 4.06m) Bay window to front.

**ROOM 3** 13' 5" x 10' 7" (4.08m x 3.23m) Window to rear. En suite shower room with shower cubicle, WC and hand basin.

**SHOWER ROOM** Window to rear. WC, hand basin & shower cubicle.



#### FIRST FLOOR

**ROOM 4** 13' 4" x 12' 2" (4.06m x 3.72m) Window to rear. Built-in cupboard space. En suite with WC, hand basin and shower cubicle.

**ROOM 5** 14' 5" x 13' 4" (4.40m x 4.06m) Bay window to front. Built-in cupboard/storage space. En suite shower room. with shower cubicle, WC and hand basin.

**ROOM 6** 13' 3" x 13' 0" (4.03m x 3.97m) Windows to front and side. Ensuite shower room with shower cubicle, WC and hand basin.

**ROOM 7** 10' 5" x 9' 5" (3.18m x 2.86m) Windows to side. En suite shower room with shower cubicle, WC and hand basin.

AGENTS NOTE - HMO, leases and rental information will be made available to the successful buyer by our vendors.



These particulars are set out as a general outline in accordance with the Property Midscierciptions Act (1991) only for the guidance of intending purchasers or lesses, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lesses or third parties should not rely on them as statements or representations of fact, but must satisfy themeselves by inspection or otherwise as to ach of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures of fittings. Gardens, roof terraces, balconies and communal gardens as well as terrure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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