



## 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.

**Heather & Lay**  
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**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**

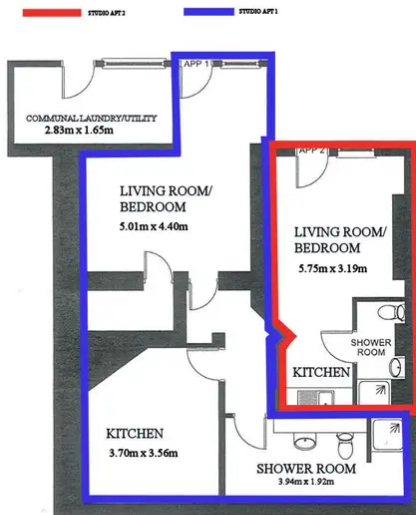
**COMMUNAL KITCHEN/DINER** 17' 0" x 9' 3" (5.18m x 2.82m)

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

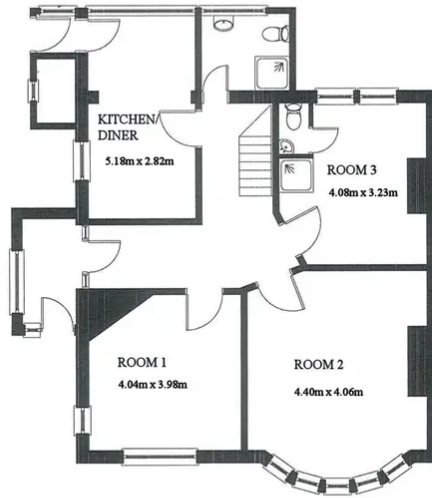
**ROOM 2** 14' 5" x 13' 4" (4.40m x 4.06m) Bay window to front.

**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.

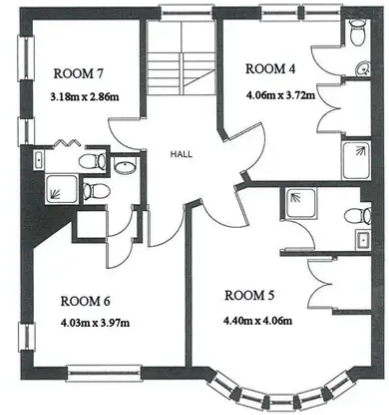
**SHOWER ROOM** Window to rear. WC, hand basin & shower cubicle.



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



## 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.

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