



33 Trelawney Road, Falmouth

Guide Price £450,000 Freehold

Ideal investment property in the heart of Victorian Falmouth offering 6 letting rooms, 2 shower rooms, and a rear courtyard garden. Close to the amenities of Falmouth with a strong rental history. 10% Yield Gross. No Onward Chain

Heather & Lay
The local property experts

Residential Sales 01326 319767
sales@heather-lay.co.uk

3 Church Street, Falmouth, Cornwall, TR11 3DN
www.heather-lay.co.uk





THE PROPERTY

The setting and good proportions of these fine homes make them valuable and sought after for families as well as discerning students. Our clients are seasoned, professional owners of several Falmouth investment properties. Their retirement, or at least a desire for winding down a little, results in the availability and opportunity to buy number 33, one of their original properties. It is a very fine home and an excellent fit for purpose investment that consistently lets like a hot cake and provides a healthy income and yield at this competitive guide price. The balance of six letting room accommodation is excellent with two shower rooms and a decent living space to the rear along with a kitchen and utility room. We like the rear walled courtyard garden, with gated access to a rear lane—ideal for bike storage or easy rear access, avoiding the need to bring items through the house. It's excellent location and strong rental history make this an exceptional opportunity for buyers seeking a ready-made investment, or a superb family home from summer 2026, once the current academic year and tenancy agreements concluded.

- Excellent Investment Property or Family Home From Summer 2026
- Six Bedroom Student HMO
- Sold As A Going Concern - Tenants In Place For '25/'26 Academic Year
- Fine Victorian House
- Sought-after Residential Location Between Town and Seafront
- Fitted Kitchen and Utility
- Courtyard Garden
- 10% Yield Gross. £45k Per Annum.
- No Onward Chain

THE LOCATION

Trelawney Road is a popular address in the very heart of Victorian Falmouth. A few paces down the hill takes you to individual shops, bars and eateries on Killigrew Street, and a little further to The Moor and beyond to the main street and harbourside. This is an engaging and popular place to live where so much of what delights about Falmouth is on ones' doorstep.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

Services: Mains electricity, gas, water & drainage



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Paved path with grass area bordered by a hedge to the front. Entering through a half opaque glazed wooden front door into the....

HALLWAY

Inner porch with emergency lighting, fusebox and tiled flooring leading to a second half glazed wooden door with window surround to the main hallway. Stairs rising to the first floor. Emergency lighting with smoke detector. Under stairs cupboard. Thermostat and radiator. Wooden floor boards. Fire doors to bedrooms and to the...

LIVING ROOM

Entering down a set of wooden steps. Half glazed wooden door to courtyard along with a single glazed wooden sash window to the side. Smoke alarm and emergency lighting. Ornate fireplace. Tongue and groove half height finish throughout. Two storage cupboards. Wooden floor boards. Radiator. Archway into the

KITCHEN

Two wooden windows to the side and window to the rear. Modern, white base and eye level units with grey laminate worktop and a one and a half bowl stainless steel sink with chrome mixer tap. Electric oven with hob. Space for low level fridge and dishwasher. Smoke alarm and emergency lighting. Half height tongue and groove wall. Linoleum flooring.

UTILITY ROOM

Wooden door to courtyard and wooden window to side. Space for white goods. Emergency lighting and smoke detector. Eye level cupboard.

BEDROOM ONE

Wooden triple sash bay window to front. Ornate fireplace. Wooden floor boards. TV point. Radiator. Smoke detector.

BEDROOM TWO

Wooden sash window to rear. Ornate fireplace. Radiator. Smoke detector.



TOTAL FLOOR AREA: 1704 sq.ft. (158.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



HALF LANDING Cupboard. Doors to both bathrooms. Emergency lighting and smoke detector. Steps rising to...

SHOWER ROOM ONE

Wooden sash window to side. Three piece white suite comprising W/C, pedestal hand wash basin with chrome mixer tap and electric shower with glass screen and laminate surround. Cupboard containing hot water tank and Valiant boiler powering the gas fired central heating system. Loft access. Linoleum flooring. Radiator. Extractor.

SHOWER ROOM TWO

Wooden window to side. Three piece white suite comprising W/C, hand wash basin with chrome mixer tap and shower cubicle with electric shower, laminate surround and glass screen. Linoleum flooring. Extractor.

LANDING Wooden opaque glazed window to rear. Fire doors to bedrooms. Storage cupboard. BT socket.

BEDROOM THREE

Wooden sash window rear. Built in wardrobes and desk. Smoke detector.

BEDROOM FOUR

Wooden sash window to front. Pedestal sink with chrome taps. Wooden floorboards. Radiator. Smoke detector.

BEDROOM FIVE

Wooden sash window to front. Wooden floorboards. Radiator. Smoke detector.

BEDROOM SIX

Dorma wooden window to rear with sea views. Built in wooden desk. Vaulted ceiling with wooden beams. Stairs to enter with wooden banister. Radiator. Smoke detector.

REAR COURTYARD

Courtyard which is partly astroturfed along with paved patio space. Outside tap. Lighting. Steps to rear gate leading to rear passageway.

AGENT NOTE

Available for viewings strictly by appointment only through H&L