

71 Marlborough Road, Falmouth, TR11 3LN

£3,450 Per month

* 5 Bedroom Student Property - All Bills Included *

Large and spacious 5 bedroom student property on Marlborough Road in Falmouth. The property enjoys 5 good sized bedrooms, two bathrooms, a kitchen/diner, living room and rear courtyard. Marlborough road offers fantastic transport links, as well as easy access to the Town Centre and Woodlane campus by foot. Plenty of on street parking and bus stop 100 yards away. Gas central heating and all bills included. Regrets no pets or smokers.

All Bills Included (subject to fair usage policy), Gas, Electricity, Water, Broadband Internet, Individual Contents Insurance.

Whole rent: £3450

Deposit: £3450

Holding Deposit: £796

Council Tax Band: C

EPC Rating: D

Available from 1st August 2024 to 30th June 2025.

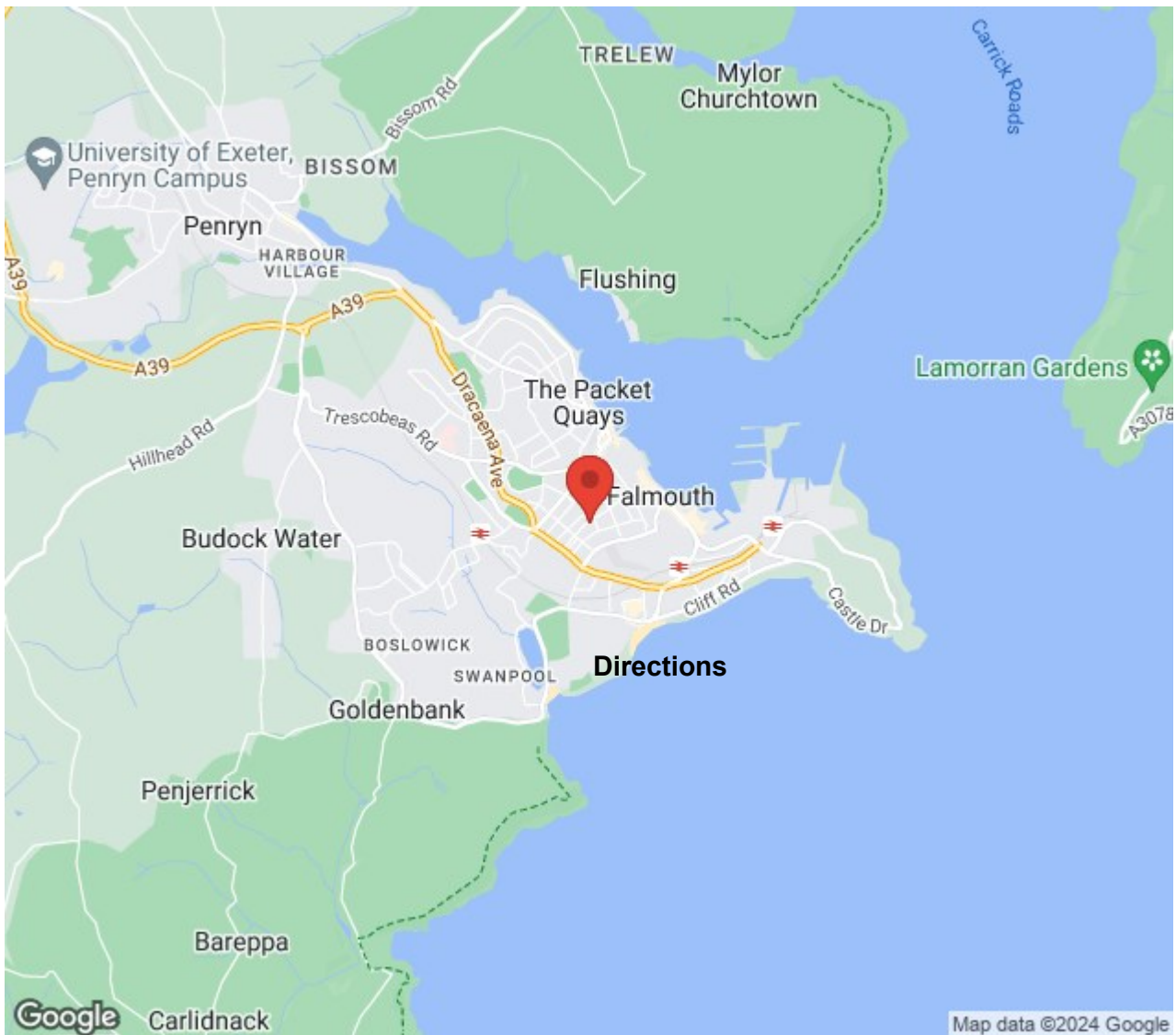
Contact us now to book a viewing of this property.

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£3,450 Per month




- 5 bedroom student property
- Kitchen/dining room
- Gas central heating
- Regrets no pets or smokers
- Spacious bedrooms
- Managed by agent
- Rear courtyard
- All bills included
- Generous accommodation
- Living room




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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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