



45 Budock Terrace, Falmouth, TR11 3NE
£335,000

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- Investment Opportunity
- Popular Location
- 4 Bedroom Student Property
- Close to amenities
- Scope to Improve
- Currently rented

* 4 Bedroom Student Property *

Perfectly located in a desirable student area near the heart of Falmouth, this 4-bedroom student property offers practical and convenient living whilst being within walking distance to local amenities, transport links and the Woodlane campus.

The accommodation briefly comprises:

On the ground floor there is an entrance hallway leading to a light and airy living room with a large bay window, a good sized double bedroom and kitchen with a range of fitted wall and base units. The kitchen leads through to a rear hallway where you can find a spacious shower room with an electric shower, a separate WC and a door leading out to the rear garden area.

Upstairs, there is a landing and three further bedrooms, two of which are double bedrooms and there is also a single room.

Outside the property benefits from a path leading down to a rear gateway, a patio area perfect for a table and chairs and a further graveled area as well.

The property benefits from having been recently recarpeted and redecorated throughout.

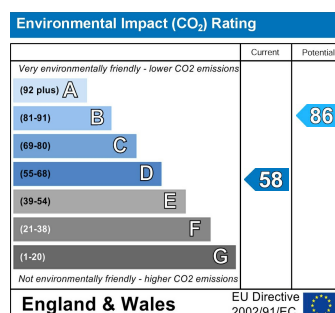
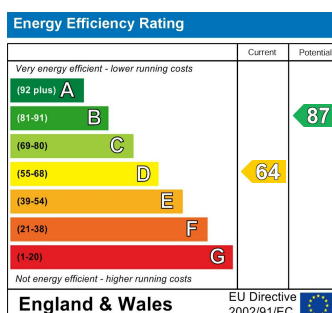
There is gas central heating and double glazing.

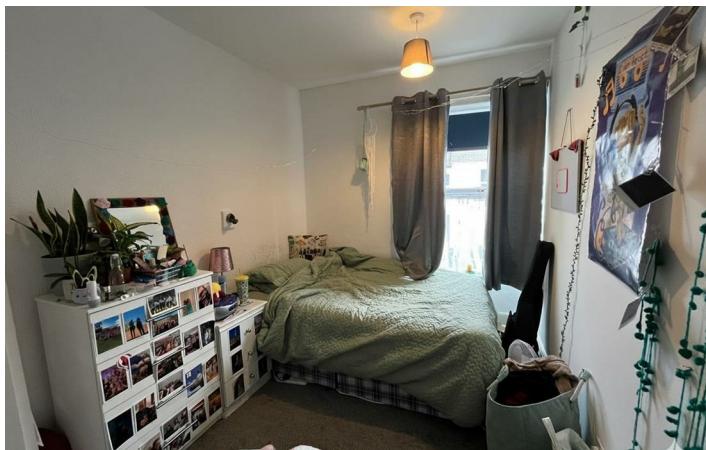
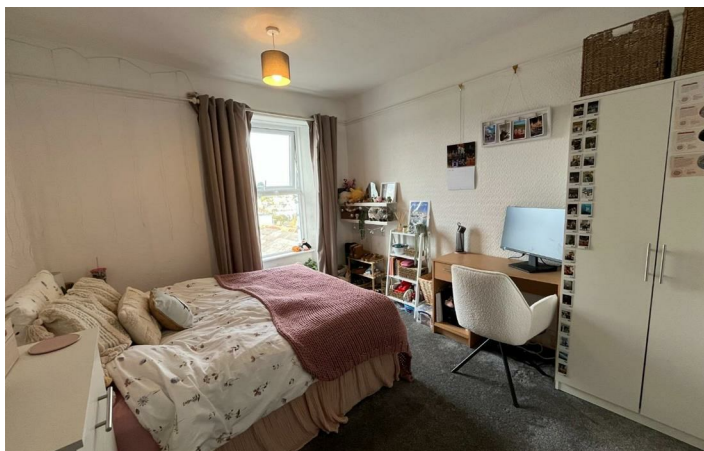
The property is currently rented to four students until June 2026 and achieves a good yield, with further scope for an increase.

Freehold

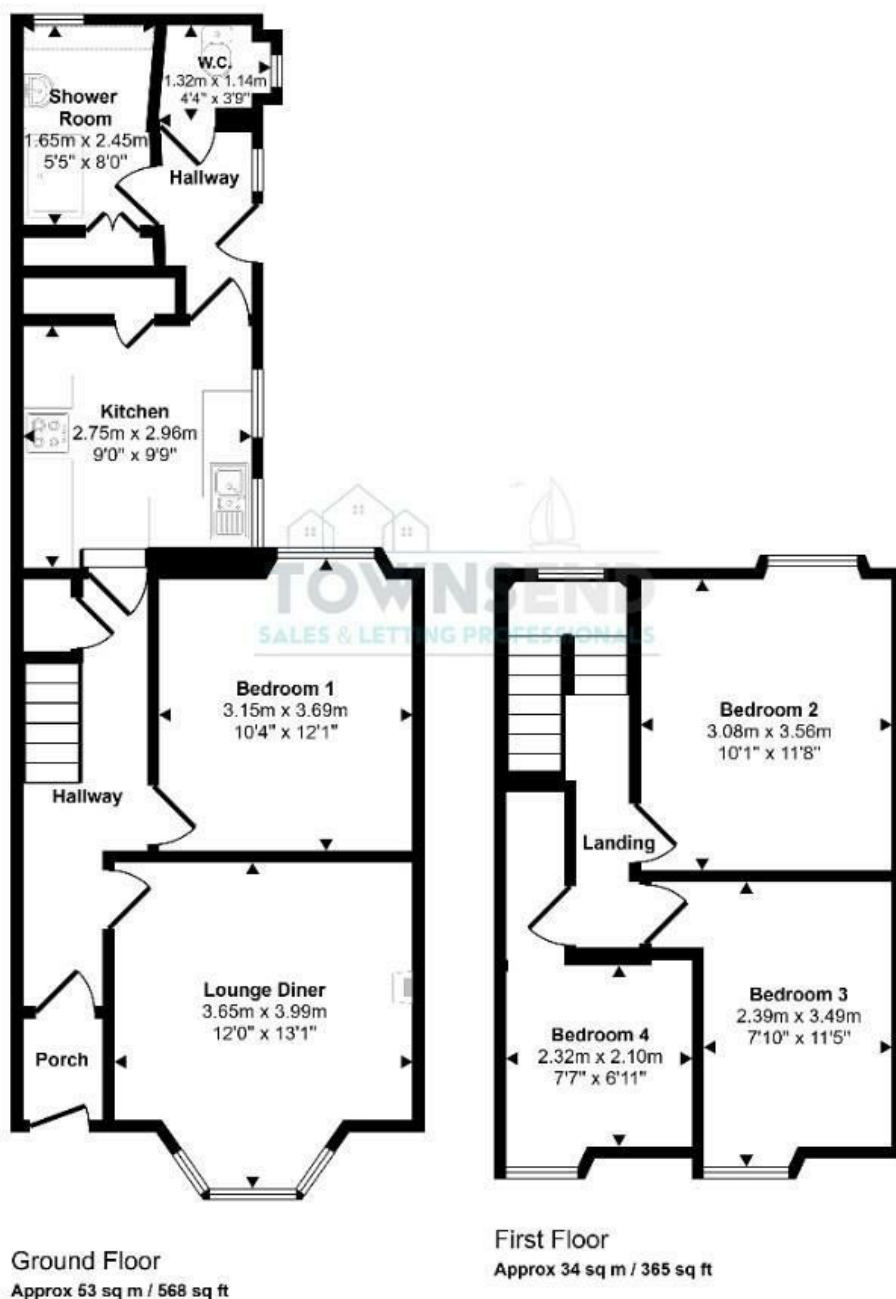
Council Tax Band C

EPC: D





Approx Gross Internal Area
87 sq m / 933 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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