



20 Avenue Road, Falmouth

Guide Price £550,000



Heather & Lay
The local property experts

THE PROPERTY

The setting and good proportions of these elegant homes make them valuable and sought after for families as well as discerning students. Our clients have owned Lynford for many years; as a family home and guest house, and in recent years as a successful licensed HMO (House of Multiple Occupation) student let. They love it and take great pride and care in looking after the property as if they lived there.

It's a very fine, early 1900s house, set end terrace of three, with elegant proportions, bay windows and high ceilings. It is an excellent, fit-for-purpose investment that consistently lets like a 'hot cake', providing a healthy income.

Accommodation is over three floors with six double letting rooms, five of which have comfortable en suite shower rooms. There are two further double rooms that are not let, perhaps giving further scope for income if desired.

In addition, there is a 'family' or main bath/shower room/WC and a further cloakroom/WC. Living accommodation is comfortable too, with separate sitting & dining rooms and a separate fitted kitchen. Beneath the home is a useful cellar/boiler/room.

The attention to care, practicality and presentation continues outside with an enclosed and sociable garden to the rear, where everything is quality landscaped and with the benefit of a generous carport.

The special position and features here make this an outstanding property for those seeking an up-and-running investment, or a fine family home from Summer 2027, once the current academic year and tenancies have concluded.





- Top notch & beautifully kept investment property (or family home from summer 2027)
- Elegant end terrace of 3, early 1900s town house
- Six-room licensed student HMO (five rooms en suite)
- Two further double bedrooms
- Sought-after residential address & location, between town & seafront & near railway station
- Sold as a going concern - tenants in place for '26/'27 academic year
- Separate communal sitting & dining rooms
- Sociable, low maintenance, hard landscaped outside space
- Carport, cellar & boiler room

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: Mains electricity, gas, water & drainage

WHAT THREE WORDS: [///locked.kite.angel](http://locked.kite.angel)

THE LOCATION

Pretty much perfect for leaving the car at home and accessing Falmouth's delights on foot, making it the perfect spot as a select and not surprisingly very popular student house. Lynford, 20 Avenue Road lies between the seafront and harbourside, where town and beaches are a few minutes away.

It would be hard to find or imagine a more convenient and central residential position for a home, with Events Square, shops and The Dell railway station, linking to mainline Truro, all on ones' doorstep.

What a treat to walk to Gyllyngvase beach and cafe, with the excellent early 'til late Co-op beside, or to our favourite and quieter Castle beach and its cafe. All in all, it's a joyful, convenient and engaging situation.





AGENTS NOTE

The property is currently a six-bedroom HMO student let with licence expiring 25th January 2027, managed by Lang Llewellyn (tel no. 01326 331812). It provides an income of £4,150 pcm (£49,800 per annum) being sold as a going concern, let until Summer 2027. Prospective buyers looking to use the property as a family home will be able to do so at the end of the 2027 academic year.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

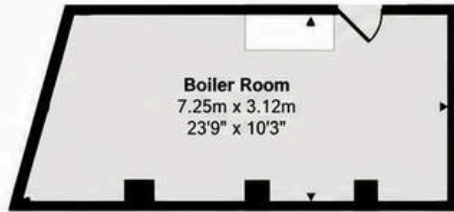
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

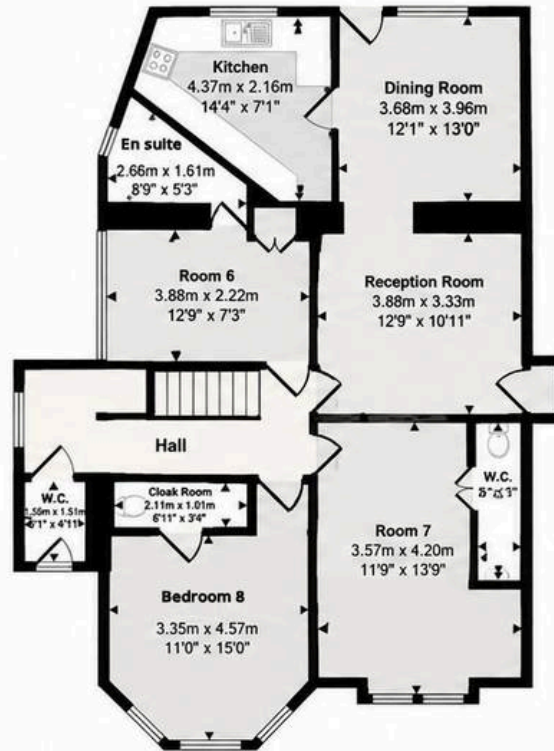
Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



Approx Gross Internal Area
224 sq m / 2411 sq ft



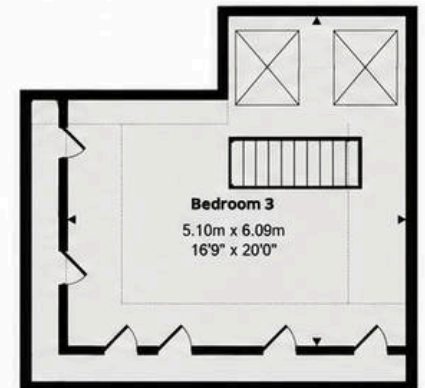
Boiler Room
Approx 24 sq m / 255 sq ft



Ground Floor
Approx 98 sq m / 1058 sq ft



First Floor
Approx 86 sq m / 778 sq ft



Second Floor
Approx 27 sq m / 293 sq ft

□ Denotes head height below 1.5m

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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