



Hulls House Hulls Lane, Falmouth

Guide Price £650,000



Heather & Lay
The local property experts

THE PROPERTY

Hulls house, located on Hulls Lane is just a stones throw from Arwenack street offering a brilliant location for students and young professionals alike. Currently set up as four apartments consisting of 1x1 Bedroom, 2x2 Bedroom and 1x3 Bedroom all with tenants in situ until Summer 2026.

Hulls House is owned by a professional landlord with multiple rental properties and will always ensure his properties are maintained to a standard and are well presented with a no nonsense approach. At Hulls house, he has created a fit for purpose, money making machine currently achieving an impressive yield of 10.75% with a gross yield of £69,922 making a great opportunity to acquire a rental property already running with successful yields.

LOCATION

Hulls Lane is a historic part of Falmouth, tucked away yet just a few strides from Arwenack shopping street and the harbourside, with so much of what Falmouth has to offer, on its doorstep. The Maritime museum and Events Square, together with an eclectic mixture of fine pubs and restaurants, galleries and independent shops makes Falmouth an exciting place to holiday and for the lucky few, to reside. Junior and secondary schooling facilities are nearby at King Charles and Trescobear and many faculties of the Combined University of Cornwall are within a few minutes walk along Woodlane. The nearby railway stations at The Dell provides a direct link to the cathedral city of Truro. The town hosts events throughout the year, such as the Falmouth Classics, the Oyster Festival, the celebrations of Falmouth Week and the Sea Shanty Festival.

AGENTS NOTE

This property is sold as an ongoing concern with tenants in situ with the following agreements. Apartment 1 - Renewed until July 2027 - £980 plus £60 contribution to bills. Apartment 2 - New tenancy until 27th July 2027 - £1,120 plus £60 contribution to bills. Apartment 3 - New tenancy until 17th July 2027 - £1,120 plus £60 contribution to bills. Apartment 4 - Current tenancy until 29th July. New tenants agreed with a move in date of the 7th August. Agreed at £1,980 plus £90 for bills for 2027.





- Four Apartments Consisting Of 1x1 Bedroom, 2x2 Bedroom and 1x3 Bedroom
- Successful Rental Property Offering A Gross Yield Of 10.75%
- A Monthly Gross Yield of £5,826.84
- Achieving £728.36 Per Room Per Month
- Sold As An Ongoing Concern With Tenants In Situ
- Fantastic Location, Yards From The High Street
- Perfect For Students And Young Professionals
- Well Presented Throughout
- Parking For Two

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

COMMUNAL ENTRANCE

Communal entrance Alarm system for building, CCTV cameras, fire alarms and fire doors throughout. Cupboard housing gas central heating and hot water boiler.

APARTMENT ONE

Entering through a solid wooden fire door into an entrance hall. Fuse box. Fire alarm system. Phone entry system. Wooden fire doors to bedroom, bathroom, kitchen and.....

LIVING ROOM

uPVC double glazed windows to front and side. Two radiators.

KITCHEN

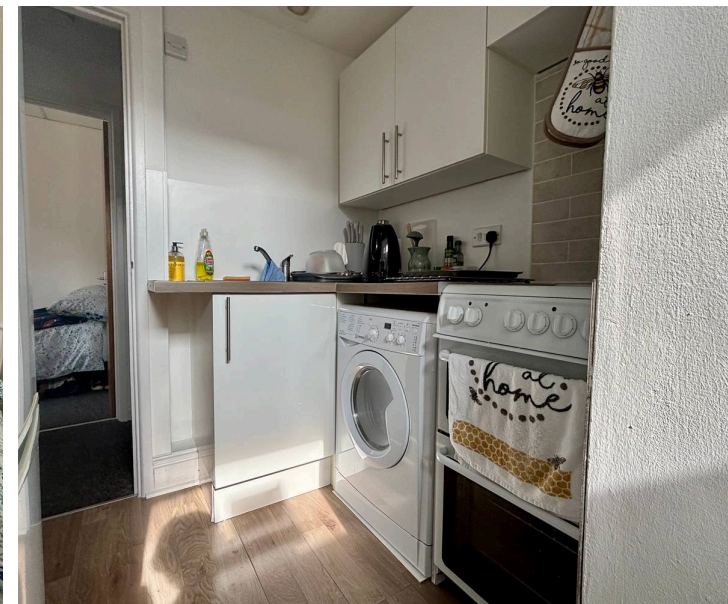
High level window to the front with vent. White eye and base level units with wood effect laminate worktop and stainless steel hand wash basin with chrome mixer tap. Separate breakfast bar with wood effect laminate worktop and white eye level cabinets. Space for white goods. Space for electric oven and hob. Tiled splashback. Wood effect laminate flooring.

BEDROOM

uPVC double glazed window to side. Radiator.

BATHROOM

Three piece white suite comprising W/C, Hand wash basin with chrome taps and electric shower. Laminate flooring. Extractor.







APARTMENT TWO

Entering through a solid wooden fire door into an entrance hall. Fuse box. Fire alarm system. Phone entry system. Wooden fire doors to bedrooms, bathroom and.....

LIVING/KITCHEN/DINING SPACE

uPVC Opaque double glazed window to side. White eye and base level units with wood effect laminate worktop and stainless steel hand wash basin with chrome mixer tap. Space for white goods. Space for electric oven and hob. Tiled splashback. Wood effect laminate flooring.

BEDROOM ONE

uPVC window to side. Radiator.

BEDROOM TWO

uPVC window to side. Radiator.

BATHROOM

Three piece white suite comprising W/C, Hand wash basin with chrome taps and Electric shower. Laminate flooring. Extractor.



APARTMENT THREE

Entering through a solid wooden fire door into an entrance hall. Fuse box. Fire alarm system. Phone entry system. Wooden fire doors to bedroom, bathroom and.....

KITCHEN/DINING/LIVING SPACE

Twin uPVC double glazed windows to side. White eye and base level units with wood effect laminate worktop and stainless steel hand wash basin with chrome mixer tap. Space for white goods. Space for electric oven and hob. Tiled splashback. Wood effect laminate flooring.

BEDROOM ONE

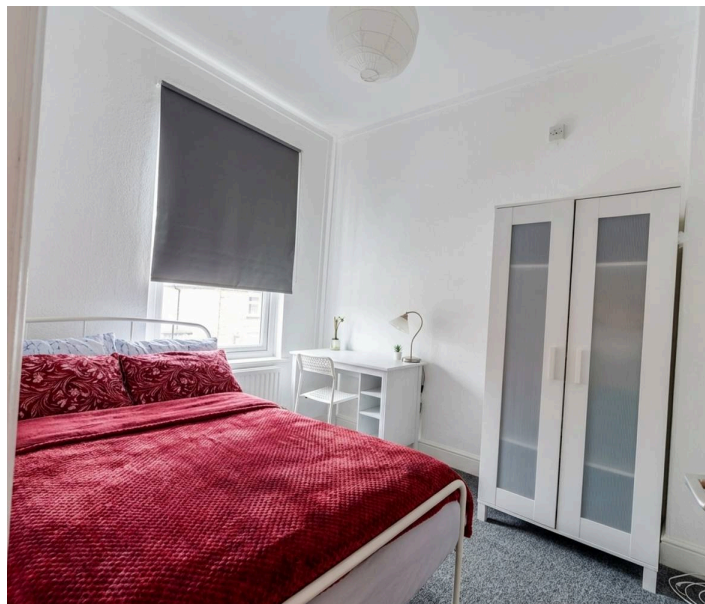
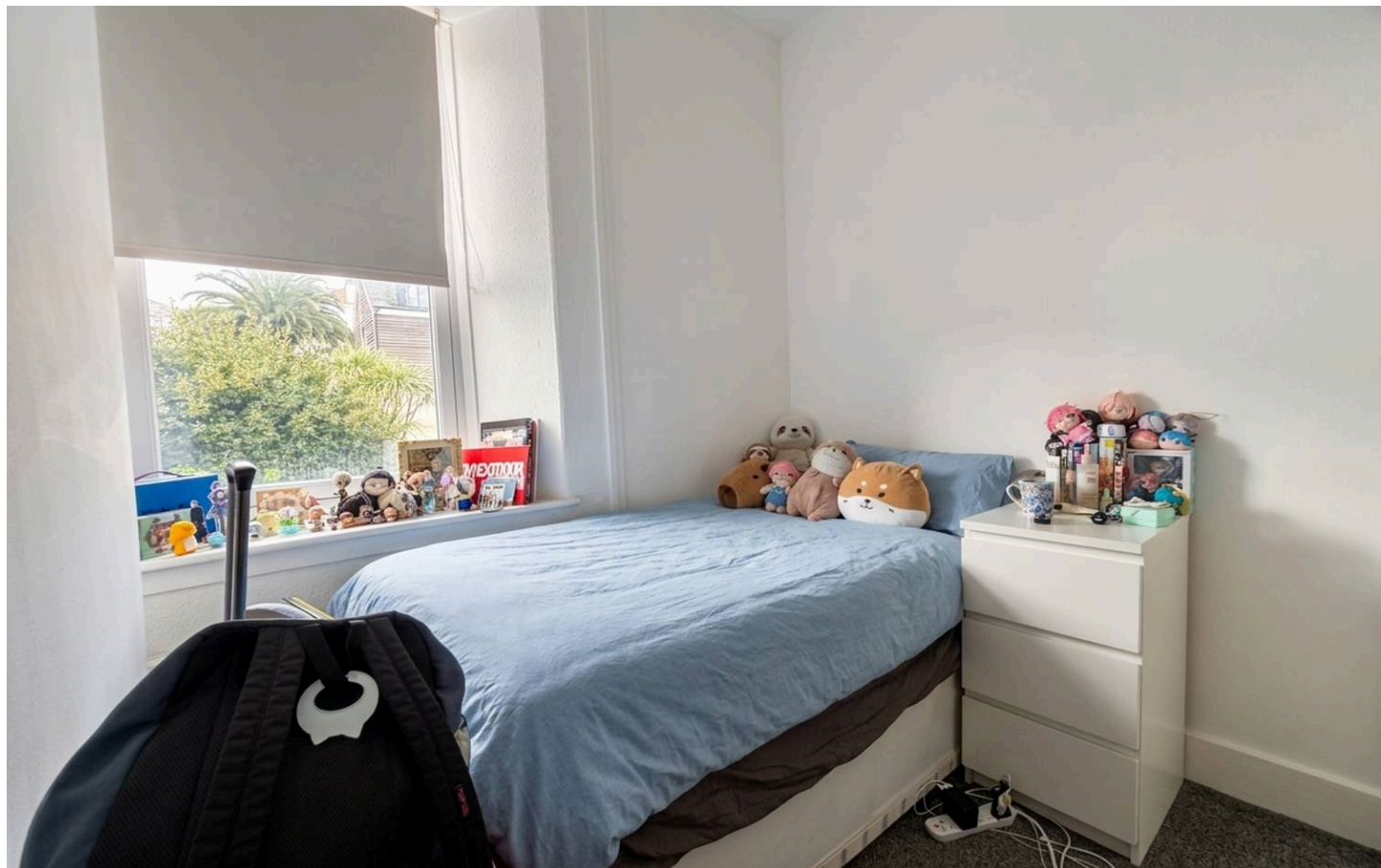
uPVC double glazed window to side. Radiator.

BEDROOM TWO

uPVC double glazed window to side. Radiator.

BATHROOM

Three piece white suite comprising W/C, Hand wash basin with chrome taps and Electric shower. Laminate flooring. Extractor.





APARTMENT FOUR

Entering through a solid wooden fire door into an entrance hall. Fuse box. Fire alarm system. Phone entry system. Wooden fire doors to bedroom, bathroom and.....

KITCHEN/DINING/LIVING SPACE

uPVC double glazed window to side. White eye and base level units with wood effect laminate worktop and stainless steel hand wash basin with chrome mixer tap. Space for white goods. Space for electric oven and hob. Tiled splashback. Wood effect laminate flooring.

BEDROOM ONE

uPVC double glazed window to side. Radiator.

BEDROOM TWO

uPVC double glazed window to side. Radiator.

BEDROOM THREE

uPVC double glazed window to side. Radiator.

BATHROOM

Three piece white suite comprising W/C, Hand wash basin with chrome taps and Electric shower. Laminate flooring. Extractor.

PARKING

Parking for two in tandem entered by metal gates

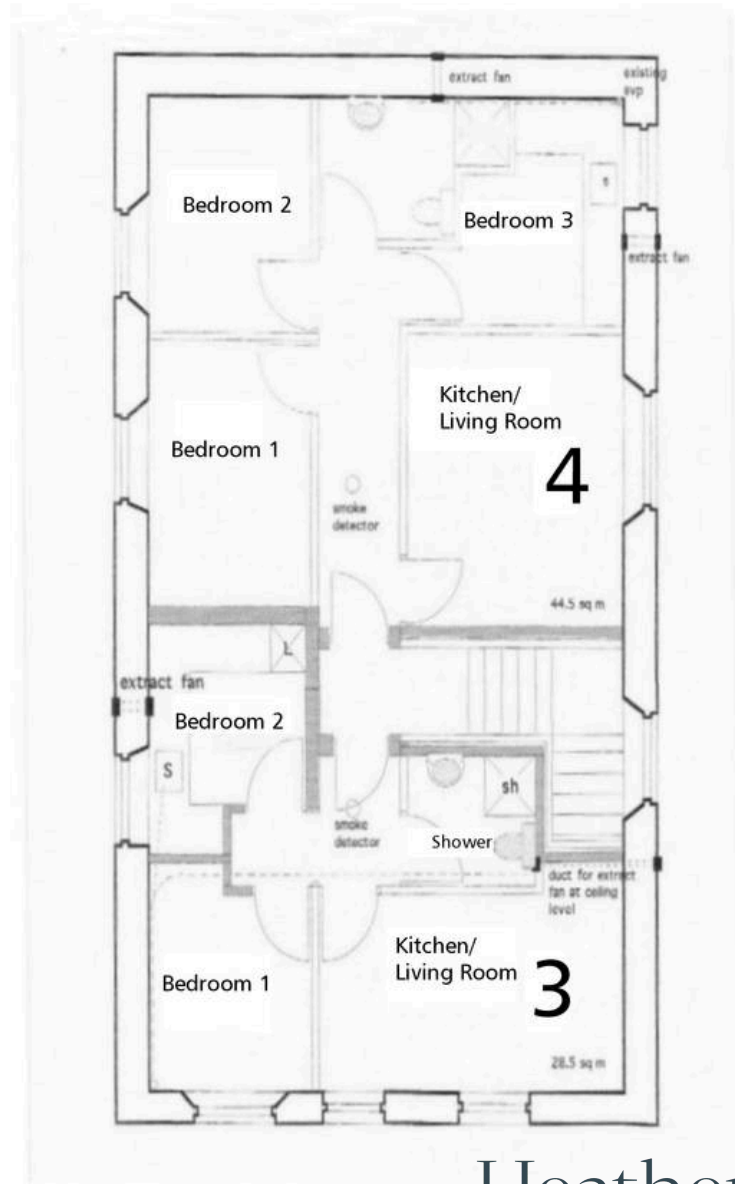
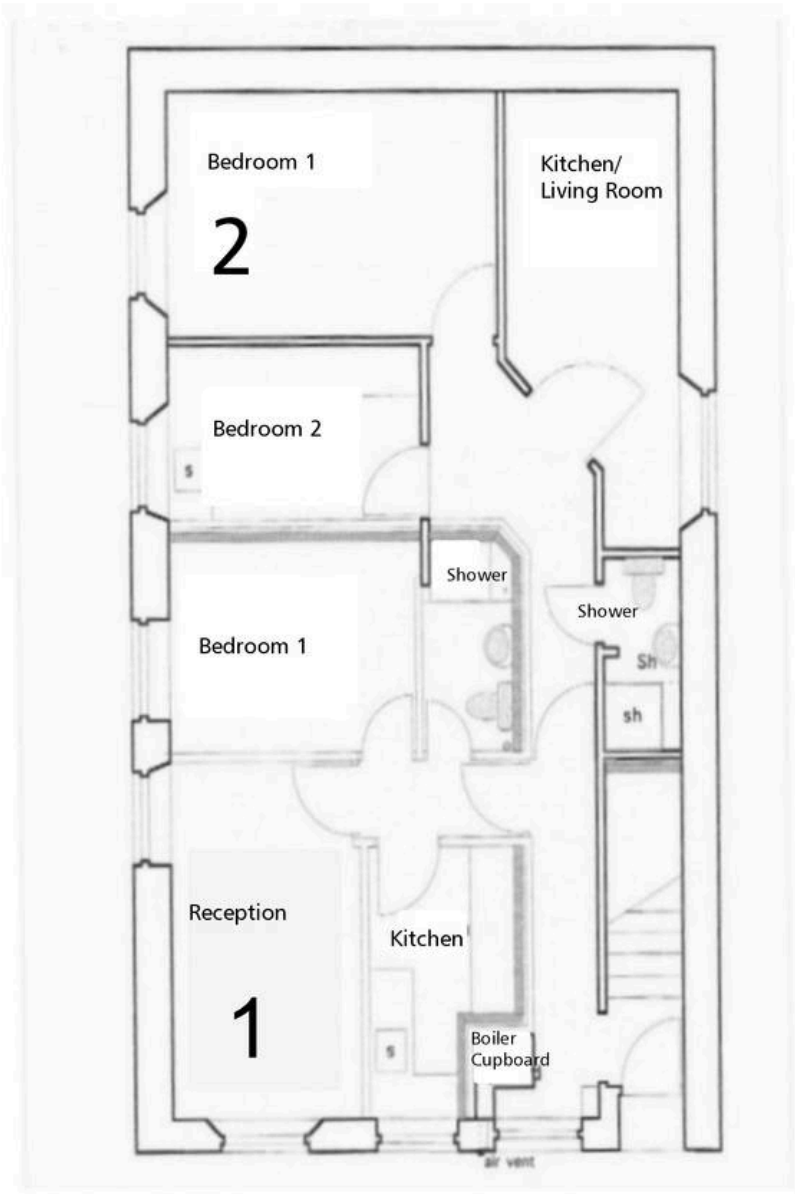
SERVICES: Mains electricity, gas, water & drainage.

COUNCIL TAX: Business rated.

EPC = C









Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay
The local property experts