



Laskowski
&Co



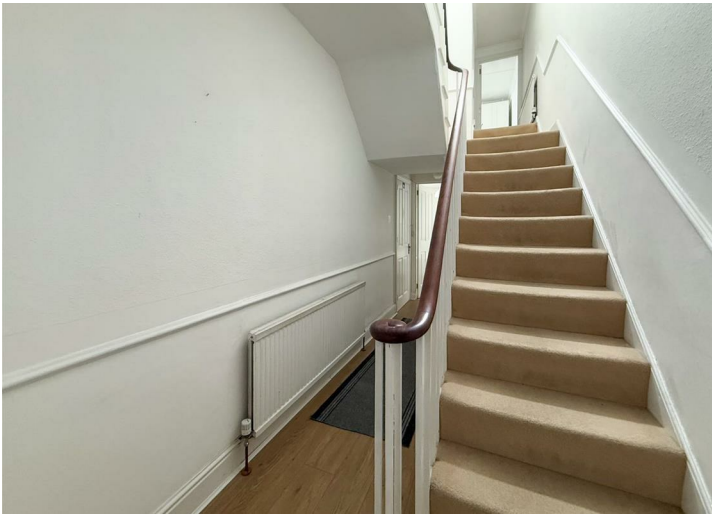
110 Killigrew Street, Falmouth, TR11 3PT

£360,000

Situated on Killigrew street, just a few minutes' walk from Falmouth town centre is this substantial 5 bedroom, 3 bathroom terraced house, currently a 4 bedroom student let, until summer 2026. This versatile property is ideal for those looking for an up and running investment, or a large family home from 2026, once the current academic year has concluded. The well presented accommodation comprises, on the ground floor: 21' living room, good size kitchen with access to the garden, cloakroom, large double bedroom/second reception room and shower room. On the first floor are 4 further bedrooms (principal en-suite) and a family bathroom. Externally, the house offers a large rear courtyard garden with double gates and vehicular access providing off-road parking.

Key Features

- Substantial 5 bedroom, 3 bathroom terraced house
- Currently a successful 4 bedroom student let, until Summer 2026
- Large courtyard garden
- Popular location close to the town centre
- Over 1600 sq ft of accommodation
- Investment opportunity or large family home
- Rear vehicular access and off-road parking
- EPC rating D





THE LOCATION

Killigrew Street is a popular residential road and trading location, situated just off The Moor and close to Falmouth's many facilities, including shops, bars and restaurants. Killigrew Street is within walking distance of Falmouth's blue flag beach at Gyllyngvase and the connecting South West Coast Path.

THE ACCOMMODATION COMPRISES

Front door to:-

LIVING ROOM

A gracious reception room, with large, deep set glazed windows to front aspect, with multi glazed timber shutters. Wood-effect laminate flooring. Radiator. Recessed ceiling lights, cupboard housing fuse box. Telephone point, broadband point, door to inner hallway. Open to:-

KITCHEN/BREAKFAST ROOM

A generous kitchen/breakfast room, with a range of eye and base level units, roll-top worksurface with inset one and a half bowl sink/drain unit, swan neck mixer tap. Bosch four-ring electric ceramic hob with fan assisted oven under and extractor fan over. Space for fridge/freezer, space and plumbing for washing machine. Broadband point, radiator. Continuation of wood-effect flooring, recessed ceiling lights. Double glazed rear door to garden.

INNER HALL

Stairs rising to first floor, with large under-stair storage cupboards capable of housing additional fridge or freezer and condensing tumble dryer, housing consumer unit and electric meter. Wood-effect laminate flooring, radiator. Doors to ground floor cloakroom and ground floor bedroom.

CLOAKROOM

Low level flush WC, wash hand basin, obscure double glazed window to side aspect.

BEDROOM ONE

A large double bedroom, with double glazed window to side aspect, radiator, wood-effect laminate flooring. Picture rail, gas fire (no longer connected). Open to rear lobby. This versatile room provides a good sized ground floor bedroom which would lend itself well as a second reception room.

REAR LOBBY

Obscure double glazed door to garden, cupboard housing gas boiler providing domestic hot water and central heating. Door to:-

SHOWER ROOM

Shower cubicle with boiler-fed shower and tiled surround, dual flush WC, vanity unit housing wash hand basin with mixer tap. Fully tiled walls and flooring, obscure double glazed window to rear aspect. Wall mounted towel rail/radiator.

FIRST FLOOR

REAR LANDING

Doors to bedroom four and family bathroom. Radiator, dado rail.

BEDROOM FOUR

A double bedroom, with double glazed window to side aspect. Cupboard housing hot water cylinder, picture rail, radiator.

FAMILY BATHROOM

White suite comprising P-shaped bath with boiler-fed shower over and glass shower screen, dual flush WC, pedestal wash hand basin with mixer tap. Fully tiled walls and flooring. Heated towel rail/radiator. Obscure double glazed window to side aspect. Central ceiling light.

LANDING

Doors to bedroom two, three and five. Loft hatch, ceiling-mounted ventilation system. Picture rail.

BEDROOM TWO

A spacious double bedroom, with large double glazed window to rear aspect overlooking the garden. Picture rail, radiator. Door to:-

EN-SUITE SHOWER ROOM

Walk-in shower cubicle with boiler-fed shower and tiled surround. Dual flush WC, vanity unit housing wash hand basin with mixer tap. Fully tiled walls and flooring. Heated towel rail/radiator. Extractor fan, recessed ceiling lights.

BEDROOM THREE

Another large double bedroom, with double glazed window to front aspect. Fireplace housing gas fire (currently not connected). Radiator, picture rail, central ceiling light.

BEDROOM FIVE

A good size single bedroom, with double glazed window to front aspect, radiator, picture rail, central ceiling light.

THE EXTERIOR

REAR

Accessed via the kitchen and rear hallway, is a spacious garden, low maintenance in design, with patio and decked seating areas and double gates to the rear which provides off-road parking and vehicular access from the lane behind.

PARKING

The rear vehicular lane provides access through double gates to a gravelled area of hardstanding with the rear garden, currently providing space for one car, but with potential to create further parking if required.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone and broadband points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

AGENT'S NOTE

The property is currently a four bedroom student let, providing an income of £2,200 pcm, with the potential to generate in the region of £2,800 pcm, available as a going concern let until Summer 2026. Prospective purchasers looking to use the property as a family home will be able to do so at the end of the 2026 academic year.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Floor Plan

