



CLIFTON CRESCENT



TOM WILLS



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PERSONAL PROPERTY AGENTS

25 Clifton Crescent
Falmouth, TR11 3QQ
£389,000



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Set on a popular residential crescent just a short stroll from the town centre, harbourside and seafront, this traditional terraced home offers excellent versatility for both investors and owner-occupiers. Arranged over two floors and extending to approximately 1,184 sq ft (110 sq m), the accommodation is currently configured to provide up to five letting rooms with a communal lounge/diner, yet it could be easily adapted to suit more conventional family living.

- 5 Letting rooms
- Up to 4 bedrooms as a family home
- 2 off-road parking spaces
- 8.7% gross return!
- Vastly improved during our client's ownership
- 1184 sqft of accommodation
- Clever multi-shower room
- 2 separate WCs
- Walking distance of the town centre and beach/seafront
- Edwardian end terraced house





THE ACCOMMODATION

From the entrance hallway, the ground floor provides four principal rooms plus a convenient cloakroom/WC. There is a generous lounge/diner (ideal as a shared social space), a well-proportioned kitchen, and two ground-floor double bedroom, a particularly appealing feature for letting or those wanting a home office/guest room at this level. On the first floor, a central landing leads to three further bedrooms along with a standout multi-shower room, an excellent asset for shared occupancy or a busy household.

THE EXTERIOR

To the rear, the outside space is notably level and currently arranged as off-road parking for two large vehicles. If preferred, this area could be returned to its original use as a secure rear garden, offering a private, low-maintenance outdoor space, or possibly a combination of both.

IF BUYING AS A MULTI-ROOM LET (HMO)

The property has been successfully operated as a licensed HMO each year since our clients purchased in 2014. The current gross income is £34,132 per annum, with the owners covering utilities including gas, water, electricity and broadband, at approximately £4,500 per year. However, the predicted income for the next academic year will be £38,724

IF BUYING AS A PERMANENT HOME

Thanks to the adaptable layout, the house can be reconfigured to suit a variety of lifestyles. Options could include:

- Four bedrooms, retaining a ground-floor bedroom and still enjoying a separate living room, dining room and kitchen; or
- A more traditional arrangement with three reception rooms and three bedrooms, making full use of the excellent first-floor shower room provision.

KEY UPGRADES

Shortly after acquisition (2014), the property benefited from a programme of improvements including a new kitchen, replacement internal doors, redecoration, electrical upgrades, and installation of a PIV ventilation system to help alleviate condensation. The home also offers double glazing and gas central heating.

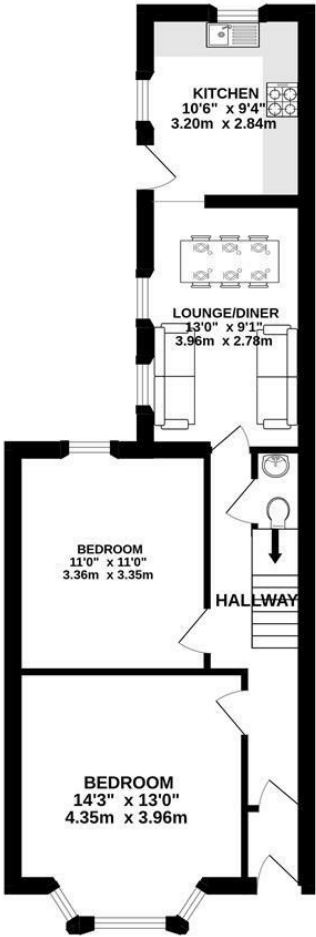
LOCATION

Clifton Crescent enjoys an elevated position within around five minutes' walk of the town centre, harbourside and the greenery of Kimberley Park, with the seafront and Gyllyngvase Beach also reachable on foot (approximately 15 minutes). Excellent local amenities are close at hand, and Penmere Railway Station provides a convenient link for commuters and travellers.

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion (current tenants vacate July 2026) with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Band C. Gas fired central heating. EPC rating 58(D).





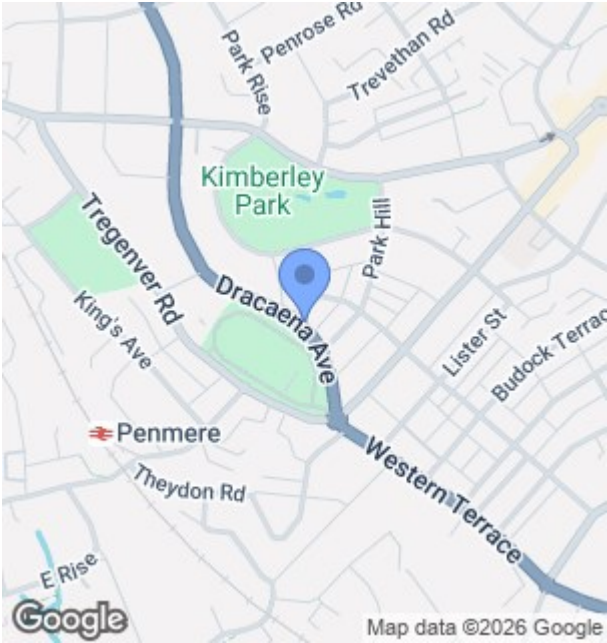
CURRENT HMO LAYOUT



TOTAL FLOOR AREA: 1184sq.ft. (110.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	