



# 117 Killigrew Street, Falmouth, TR11 3PX

## £360,000



- 4 Bedroom Student HMO
- Desirable location
- Investment Property
- Rear Garden
- Spacious accommodation
- 2 Shower Rooms

## Calling Investors - 4 Bedroom Student Property

Unlicenced HMO property offering practical and spacious living accommodation.

This 4 Bedroom student property is located in the heart of Falmouth, just a short walk from amenities, public transport and the university,

The accommodation briefly comprises: Entrance hallway leading to two good sized double bedrooms. There is then a lovely spacious open plan living room/kitchen area which also leads onto a convenient downstairs shower room.

Upstairs there is a landing leading to two further double bedrooms and another shower room.

Externally, there is a rear garden with a lawn and courtyard area, as well as a garage.

Subject to the necessary consents, there could be potential to create an attic room and a double garage.

The property is currently let at £2140pcm until June. There is also a proposed tenancy set to commence from June at £2300pcm for the next academic year.

Contact us now to arrange a viewing.

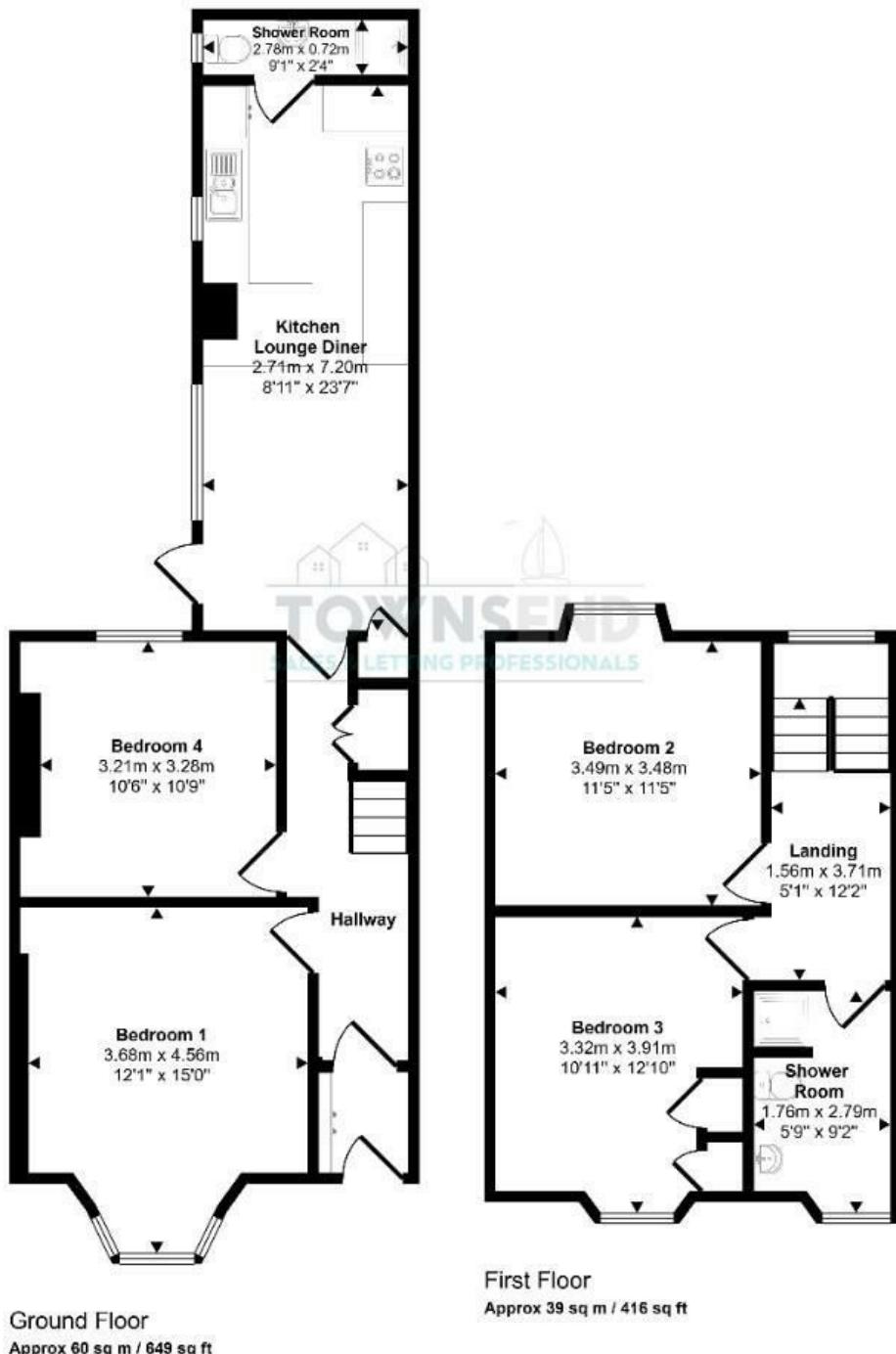
| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         | 85        |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         | 61      |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         | 82        |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         | 54      |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |





Approx Gross Internal Area  
99 sq m / 1066 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.