



21 Wellington Terrace, Falmouth

Guide Price £325,000



Heather & Lay
The local property experts

- Mid Victorian Townhouse And Former Duke of Wellington Pub
- Desirable Falmouth Location
- Split Into Two, Two Bedroom Apartments
- Returning £37,200 Per Annum and 11.4% Yield
- Excellent Investment Opportunity
- New Student Tenancy Agreed for 2026/2027
- Well Presented Throughout
- Southerly Facing Rear Garden
- No Onward Chain

Tenure - Freehold

Services - Mains gas, water and electricity

Council Tax first floor apartment - A

EPC first floor apartment - C

Council Tax ground floor apartment - A

EPC ground floor apartment - C

THE LOCATION

Wellington Terrace sits prominently up above the town and harbourside where number 21 is so convenient for accessing all that is lovely about Falmouth with pathways meandering from here, down to the town & harbourside, whilst the seafront and beaches are less than a mile away. The local 'Provedore' café/tapas bar is inspirational and nearby 'Sea View Inn' is a must. Junior and secondary schooling facilities are nearby at King Charles and Trescobeas, and many faculties of the Combined University of Cornwall are within a few minutes walk along Woodlane. Convenience stores are close by at Albany Road, regular bus services lead onto The Moor and nearby railway station at The Dell and Penmere provides a direct link to the cathedral city of Truro, the county's retail, commercial, administrative, health and educational centre.

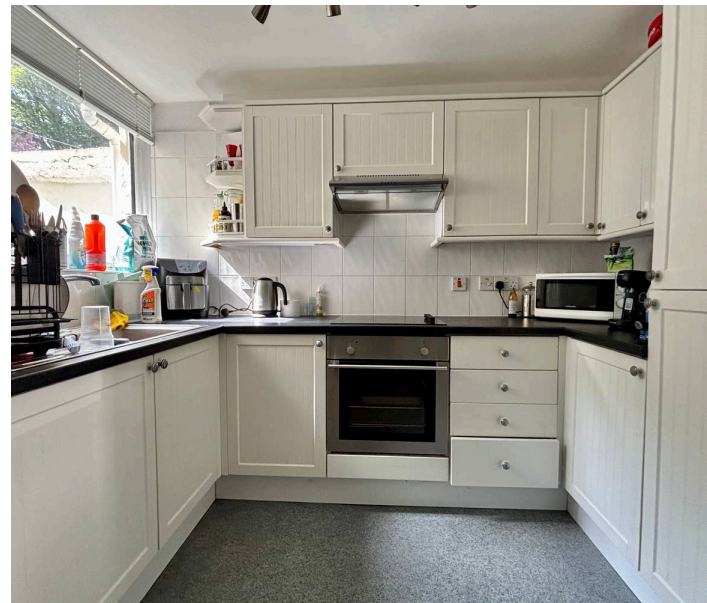




THE PROPERTY

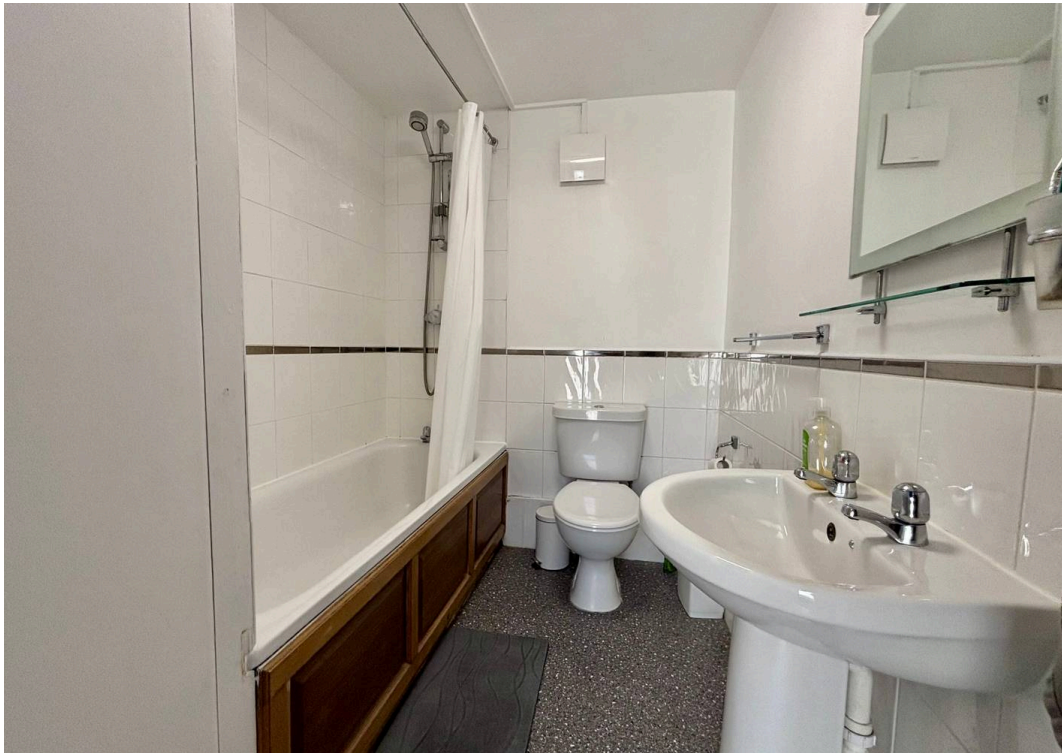
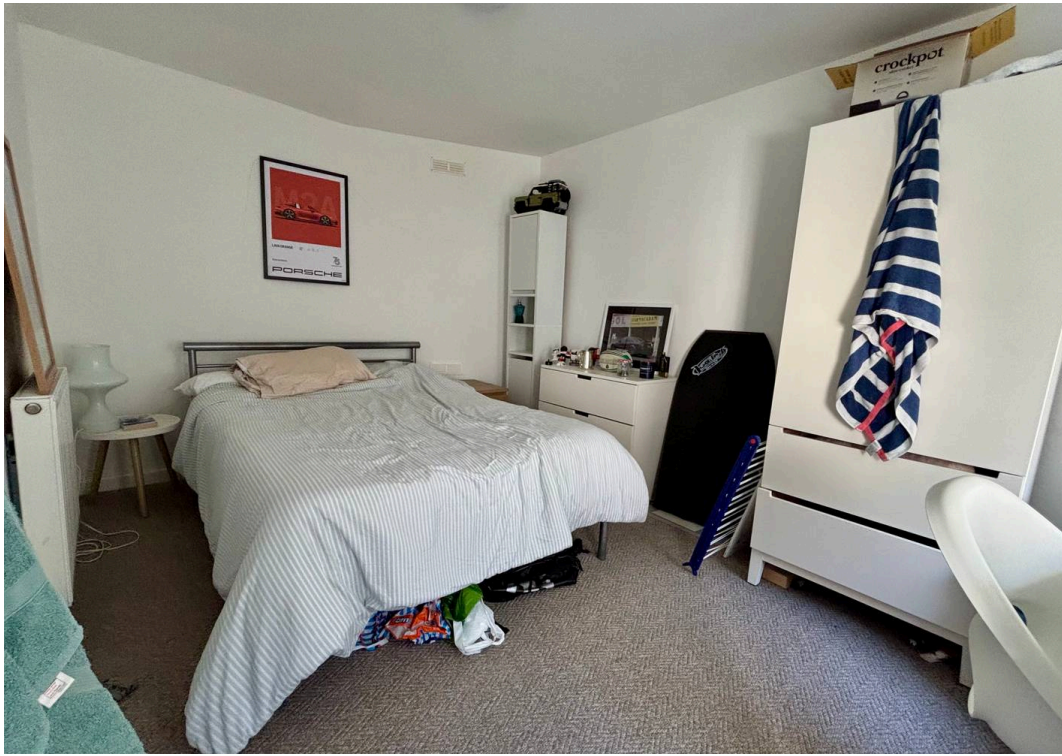
Number 21 Wellington Terrace has plenty of history, formerly being the Duke of Wellington pub dating back to Victorian times before being converted into two apartments in the 1970s. Since then, number 21 has been an excellent investment providing consistently high yields from the two apartments within the freehold building. Through the front door is a communal hallway with two doors, one to each flat. Into the ground floor apartment you will find bedroom one to your left providing a spacious double bedroom with window to the front. On from there and you come to a large open plan kitchen/dining/living space with modern kitchen. Beyond the living space is bedroom two with window to a rear courtyard and the bathroom with bath and shower overhead.

Up the stairs to the first floor apartment and you will find a landing with doors to the living room and main bedroom. The main bedroom is another well proportioned room with plenty of space for storage and with window to the front. Adjacent to the main bedroom is a useful study room, also with large window to the front, a handy addition for students wanting a separate study space. Across the landing is the living room with ornate fire surround and window to the rear. Onwards from the living room, to the rear is the second double bedroom along with the bathroom opposite with bath and shower above. To finish off the upstairs apartment, is the galley kitchen with space for a dining table and door out to the rear garden. The rear garden is south facing and incredibly private, what a sun trap! To the centre of the garden is a staircase which leads down to an alley way that takes you both to the downstairs apartment, and also down a handy storage side passage taking you to the street.



AGENTS NOTE

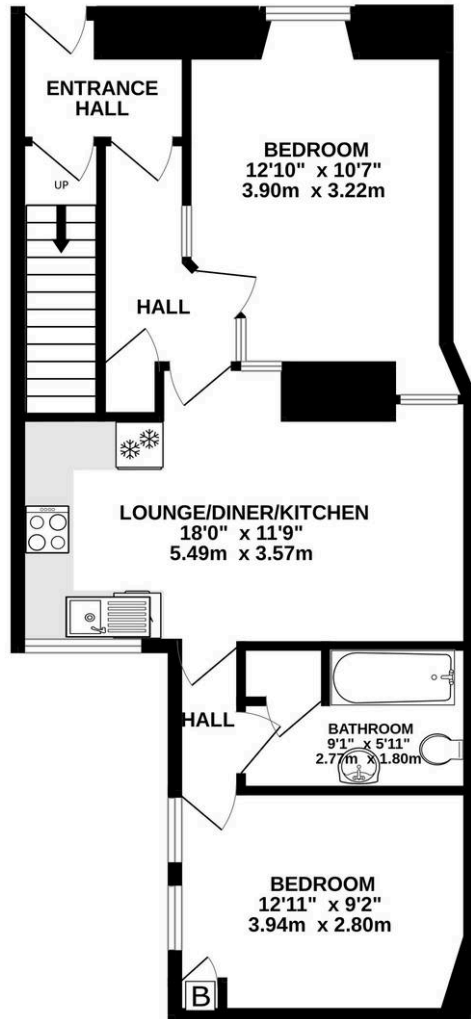
The downstairs apartment is heated by a gas combination boiler whilst the upstairs apartment is on electric radiators and water heating. Sold as an ongoing concern with students in situ for 2026/2027 academic year with the upstairs apartment being let for 11 months at £1,600 pcm and £1,500 pcm for downstairs, both exclusive of bills and also let for 11 months.



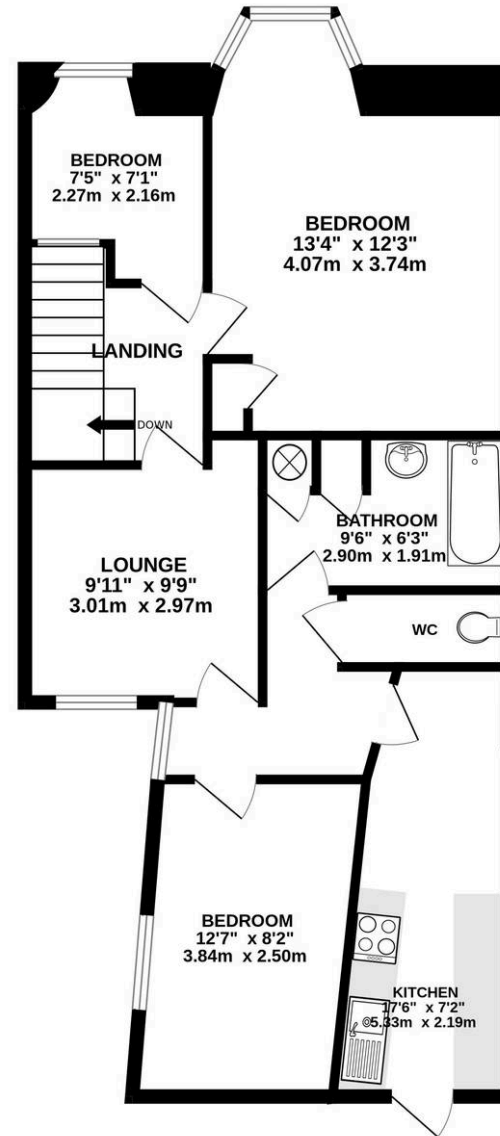




GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.6 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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