



## Falmouth

Established registered HMO property  
Set in a popular location near town  
Gas central heating, UPVC double glazing  
Communal lounge, refitted kitchen/dining room  
Accommodation spread over three floors  
Currently let to professional tenants  
Five letting bedrooms (all let) with a 9% yield  
Annual rental income of £38,160 Nett  
Full fire alarm and safety certificates  
Small rear courtyard, one parking space.

**Guide £450,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7078



A good opportunity to own this established, five bedroom, registered HMO letting investment property which is set in a popular and elevated location at Wellington Terrace, within walking distance to the town centre. There are educational facilities at Falmouth University (Woodlane Campus) and the Marine School at Killigrew Street and good local transport routes to the surrounding area.

The property has been successfully let to professionals for the past five years and is being sold with all rooms let and currently under a full management arrangement with a local bespoke letting company, Cornwall Living Property. The house has been refurbished to a high standard and has features including gas fire central heating by radiators, UPVC double glazed windows, a refitted kitchen in high gloss white, two remodelled bathrooms and available as a turnkey transaction to continue this successful business. As you would expect, there is a full fire alarm and certification, a registered HMO licence lasting until 2028 gas safe and electrical certificates.

The accommodation on the ground floor includes an entrance porch, reception hall, a double bedroom, a communal lounge with doors to a conservatory, rear porch and a fitted kitchen/dining room with appliances. The first floor provides three bedrooms, a shower room/wc and a second separate wc. A door on the landing leads to the sun deck at the rear and finally a turning staircase takes you to the top floor where you will find the largest of the bedrooms which has canopy ceilings and an en-suite shower room. There is a small courtyard area at the rear and one parking space which is approached via a service lane behind the house.

The house currently produces an annual rental income of £38,160 nett. (Total monthly income £3,300)

#### **THE ACCOMMODATION COMPRISES:**

Multi-paned front door to entrance porch with continuous hard wearing flooring, radiator, dado rail.

#### **BEDROOM ONE 4.01m (13'2") x 3.71m (12'2")**

Having a double radiator, recessed UPVC double glazed window overlooking the front, picture rail and carpet.

#### **LOUNGE 3.86m (12'8") x 3.66m (12'0")**

A pleasant communal reception room with double radiator, painted enclosed period fireplace, a picture rail and double opening French doors to:

#### **REAR CONSERVATORY/PORCH 2.13m (7'0") x 2.03m (6'8")**

Having vinyl flooring, a wall mounted gas boiler, mono pitched tri polycarbonate roofing, a single glazed window and French door to outside.

#### **KITCHEN/DINING ROOM 4.75m (15'7") x 2.74m (9'0") Plus a recess of 4'0 x 4'0.**

Refitted with range of matching wall and base units in high gloss white, brushed steel handles, wood effect wrap around roll top work surfaces and white metro tiling over, electric hob, black gloss splash back and extractor hood over, single fan assisted oven, one and a half bowl single drainer stainless steel sink unit with cupboards under, vinyl flooring, breakfast bar with space for a tumble dryer, double radiator, inset ceiling spotlights, space for a tall boy fridge freezer, frosted door from the reception hall, dual aspect double glazed windows overlooking the outside.

#### **TURNING STAIRCASE**

From hall to split level landing.

#### **REAR LANDING**

Vinyl flooring, double glazed French door leading to the rear sun deck.

#### **SHOWER ROOM**

Remodelled with white suite comprising of a corner fully tiled shower cubicle, Mira electric shower with curved screening, china wash hand basin set on a vanity unit with tiled splashback, low level flush wc, radiator, vinyl flooring, frosted double glazed window and extractor fan.

#### **W/C**

Low level flush wc, half tiled walls, vinyl flooring and frosted double glazed window.

#### **REAR SUN DECK 2.79m (9'2") x 2.84m (9'4")**

Approached via a door from the landing enjoying a sunny aspect for much of the day.

#### **BEDROOM TWO 3.91m (12'10") x 3.66m (12'0")**

With double glazed window overlooking the rear, fitted carpet, picture rail and radiator.

#### **BEDROOM THREE 3.66m (12'0") x 2.77m (9'1") plus door recess.**

Having picture rail, double radiator, deep recessed bay with views towards the town and fitted carpet.

#### **BEDROOM FOUR 2.67m (8'9") x 2.44m (8'0")**

Recessed double glazed window overlooking the front aspect, fitted carpet, radiator and picture rail.

#### **STAIRCASE**

From first floor landing leading to the top floor.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



### **BEDROOM FIVE**

Of an irregular shape and enjoying a bright dual aspect with Velux double glazed ceiling skylights, double glazed window overlooking the rear, fitted carpet, canopy ceilings with limited head room in parts.

### **EN SUITE SHOWER ROOM**

En suite shower room with fully tiled shower cubicle, electric shower and curved screen, low flush wc, china wash hand basin set on a vanity unit with chrome mixer tap and electric towel rail.

### **OUTSIDE**

To the rear of the property there is a small courtyard area and steps taking you to a parking space for one vehicle which is approached by a rear service lane.

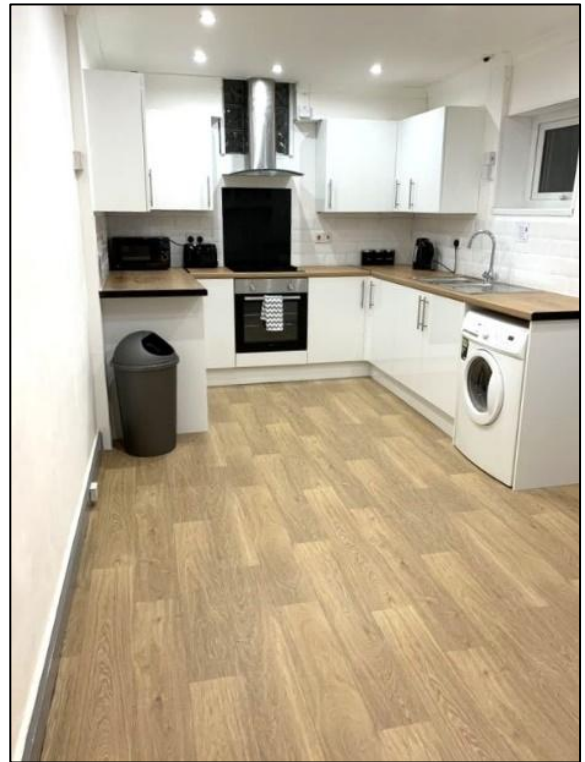
### **SERVICES**

Mains electricity, water, gas and drainage. Telephone and broadband connected.

### **COUNCIL TAX** Band C.

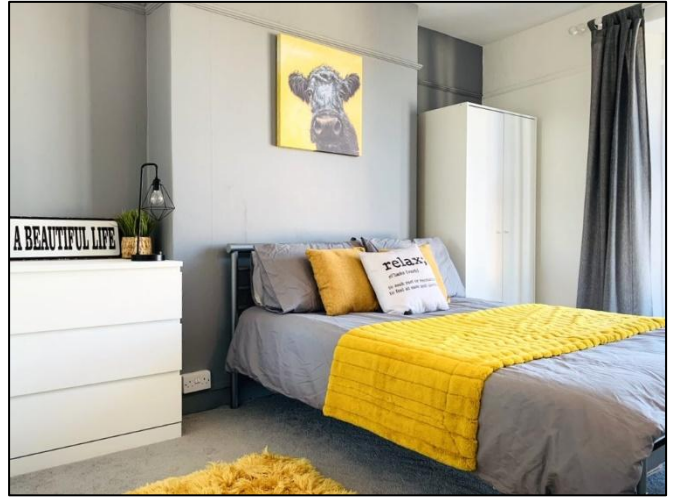
### **MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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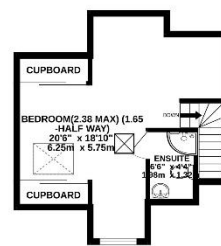
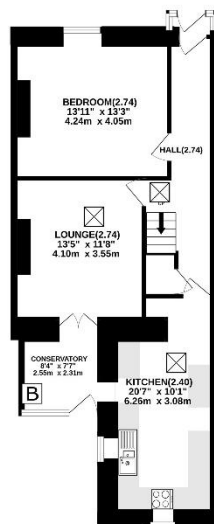




GROUND FLOOR  
646 sq.ft. (60.3 sq.m.) approx.

1ST FLOOR  
586 sq.ft. (54.2 sq.m.) approx.

2ND FLOOR  
299 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors or omissions. Measurements are approximate and should be checked by the purchaser prior to exchange of contracts. The plan is for information only and should not be relied upon for any other purpose. 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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