

FOR SALE

Guide Price £400,000 Freehold



Estate Agents

Lewis Haughton

**45 Penmere Hill, Falmouth,
Cornwall. TR11 2RA**

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ABOUT THE PROPERTY

A skilfully developed townhouse providing five letting rooms over three storeys with separate communal sitting room and attractive fitted kitchen, two bath/shower rooms and enclosed south facing rear garden with potential parking, subject to consents. A fantastic opportunity to purchase an HMO investment property that has been the subject of well thought out renovation works in recent years, and now provides an excellent investment opportunity. The property will be let on a new Assured Shorthold Tenancy running from 01/07/2024 to 30/06/2025 generating £2,700 pcm (inclusive of gas, electricity, broadband, water, council tax (Band C) as two tenants will no longer be students there is a 100% council tax liability. We feel, going forward, that higher future rentals are certainly achievable.

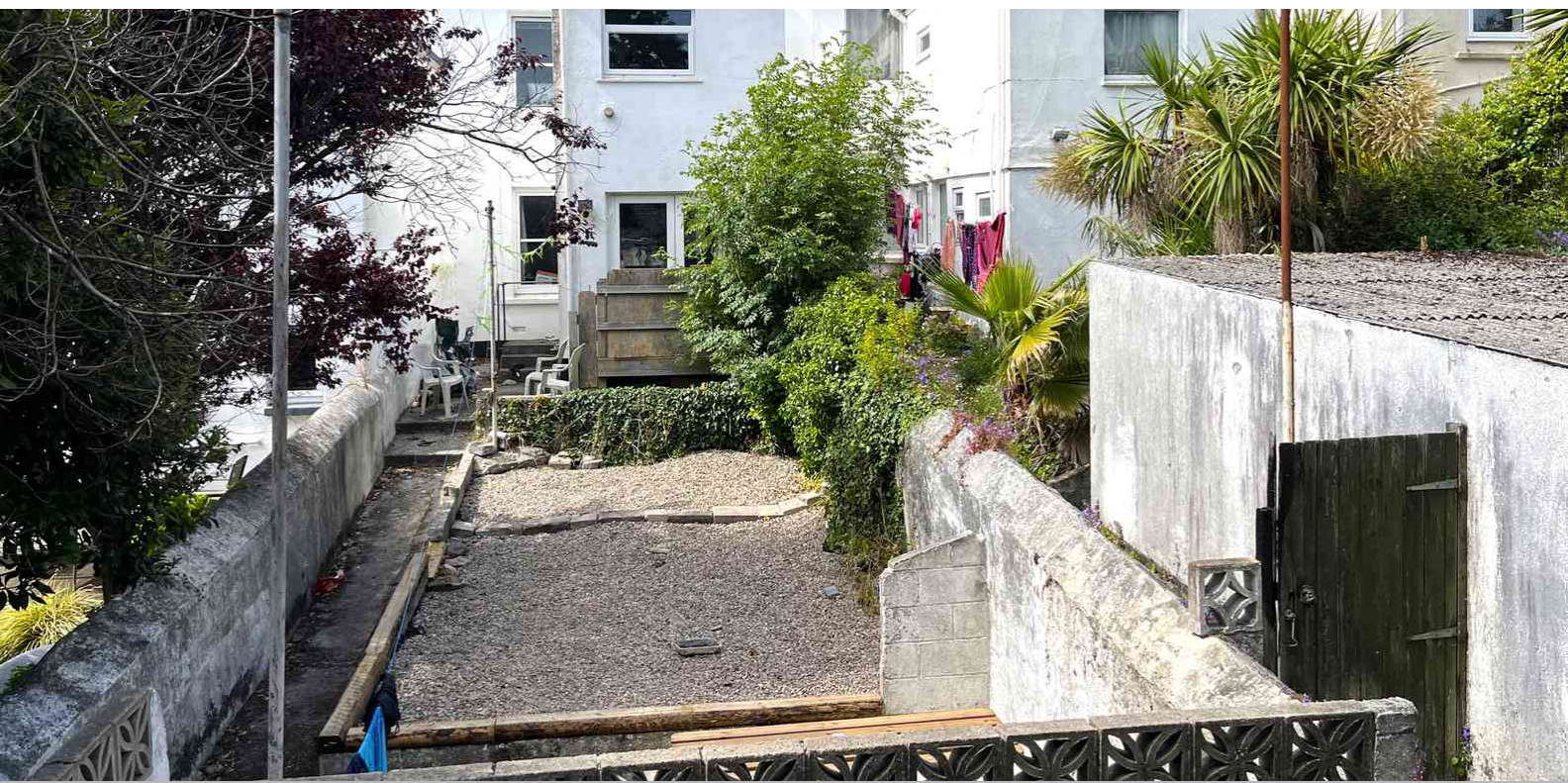
With painted rendered elevations beneath a recently replaced pitched slate and flat roofs, this much improved three storey property has above average ceiling heights, some exposed wood floors and the original staircase. Warmed by gas fired central heating, this well run investment property benefits from low maintenance PVCu double glazing.

The front door opens to an entrance vestibule, housing electric fuse box, then onto the inner hallway with attractive exposed wooden floor boards providing both a practical and pleasing feature, with stairs rising to the first floor. The hallway continues to the rear of the property giving access to the ground floor rooms, one of which is currently used as a spacious double bedroom with bay window, feature fire place (not in working order) and exposed floor boards. To the rear of the property is a communal sitting room with PVCu double glazed window looking down the back garden towards the service lane. This is another good size room with feature (non-working) fire place with alcoves to either side and close fitted carpets. The kitchen is fitted with a range of wall and gloss grey finished base units with matching work tops over, sink with drainer and integrated appliances. PVCu double glazed doors gives access to the larger than expected south facing enclosed rear garden.

Bedroom three is situated at half landing level, with two further first floor double bedrooms and bathroom fitted with paneled bath with shower over, pedestal wash hand basin and WC along with deep cupboards. A superb loft conversion provides a double bedroom and separate shower room/WC at second floor level.

LOCATION

Penmere Hill is a highly convenient location positioned between the town and beaches with both Primary and Secondary schooling within a short walk away. Penmere Train Station is literally a 2 minute walk away providing access into both central Falmouth, Penryn where the Tremough University Campus is located and onto Truro where it connects with a National Rail network. Falmouth is often voted within the top 10 of the best towns to live in the whole of the UK having a wide range of amenities including a delightful golf course, the acclaimed National Maritime Museum, Ships & Castles Leisure Centre along with its many charming unique and independent shops and wide range of pubs, restaurants, cafes and bars. It is a colourful harbourside town boasting the third deepest natural harbour in the world which plays host to a multitude of national marine activity and sailing events and again this year is the host of the Tall Ships Regatta.



ROOM DESCRIPTIONS

FRONT APPROACH

GROUND FLOOR

ENTRANCE VESTIBULE

PVCu double glazed front door opens to entrance vestibule, electric fuse box. Opening to hall way leading onto the kitchen at the rear of the property. Door opening to communal lounge. Staircase rising to first floor. Exposed wooden floor boards. Under stair storage area.

LOUNGE/BEDROOM FIVE

3.66m x 3.38m (12' 0" x 11' 1") plus bay window. A spacious room currently used as a fifth bedroom with feature fire place (not in working order) with tiled border. Deep bay window allowing ample light to the room. Attractive exposed wooden floor boards. Radiator.

DINING ROOM (COMMUNAL LOUNGE)

3.48m x 2.92m (11' 5" x 9' 7") (in front of chimney breast) To the rear of the house a comfortable size room provides the communal area. PVCu double glazed window to the rear. Former fire place (not in working order). Recesses to either side of the chimney breast. Radiator.

FITTED KITCHEN

3.4m x 2.46m (11' 2" x 8' 1") Attractive range of modern gloss finished wall and floor mounted drawers and cupboards, 1 1/2 bowl sink and drainer, integrated double oven, hob and extractor, space for washing machine and tumble dryer, gas fired boiler. Pair of fully glazed doors opening to rear.

FIRST FLOOR

HALF LANDING

Stairs rise to the half landing and on to first floor with high window light.

BEDROOM ONE

12' 2" x 9' 10" (3.71m x 3.00m) (Into bay) Double room at the front of the property. Former fireplace.

BEDROOM TWO

3.45m x 3.23m (11' 4" x 10' 7") To the rear of the property a double bedroom. PVCu double glazed window looking down to the garden area. Radiator.

BEDROOM THREE

3.48m x 2.95m (11' 5" x 9' 8") A double bedroom with window to the side and rear elevations.

BATHROOM

8' x 5' 10" (2.69m x 1.75m) A white bathroom suite comprising;- low level WC, paneled bath with shower over and wall mounted pedestal wash hand basin. PVCu double glazed window to front.

SECOND FLOOR

BEDROOM FOUR

Two Velux windows to front, window to rear (unable to access room at time of inspection)

SHOWER ROOM

Low level flush WC, wash hand basin with mixer tap with cupboard beneath, quadrant shower cubicle with mixer shower.

OUTSIDE

FRONT GARDEN

House is set back from the road, and small low maintenance concreted area contained within cut granite capped walls.



ROOM DESCRIPTIONS

REAR GARDEN

Concrete steps lead down from the kitchen doors to the paved patio area with a footpath running alongside a sunny graveled area to the bottom of the garden with a gated access to the rear service lane. This area could potentially provide parking for the property, subject to consents.

SERVICES

The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains water, mains drainage, broadband/telephone subject to tariffs and regulations.

COUNCIL TAX BAND

BAND C

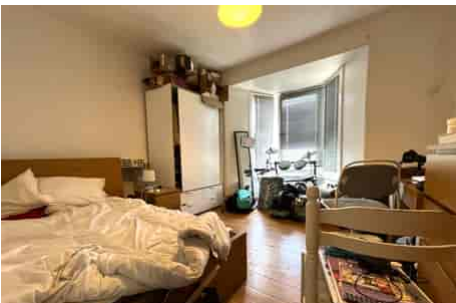
VIEWING

Strictly by appointment through the vendor's sole agents, Lewis Haughton on 01872 264120 or email info@lewishaughton.com

AGENTS NOTES

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Lewis Haughton. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.

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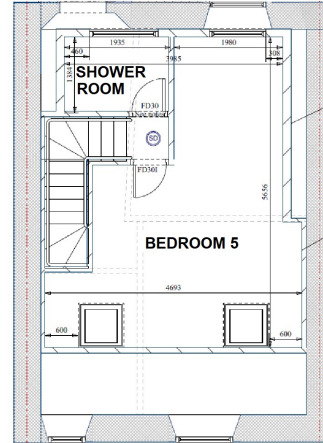
FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ. FT.
(43.6 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 456 SQ. FT.
(42.3 SQ. M.)



TAKEN FROM
ARCHITECT PLANS

2ND FLOOR
(DO NOT SCALE)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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