

**FOR SALE**

Offers In Excess Of - £385,000 Freehold



*Sales & Letting Agents*

**Lewis Haughton Wills**

# 68 Trevethan Road, Falmouth, Cornwall. TR11 2AT

## ABOUT THE PROPERTY

An increasingly rare opportunity to purchase a successful, fully licensed HMO property in central Falmouth. The house is currently let to a group of five students on a joint and severally liable contract which is in place until June 2023. The income is currently £2100 per calendar month equating to £25,200 per annum excluding bills.

There is potential to increase the current income by creating further letting rooms. There is the opportunity to increase the size of the smallest first-floor bedroom if required and also there is a large cellar which could be developed and adapted to provide a further letting room, if required.

## LOCATION

Trevethan Road is located just above Falmouth's vibrant town centre, which is walkable within literally a few minutes.

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, 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 including the Tall Ships Regatta.

## FEATURES

- Investment opportunity - three story central Falmouth licenced HMO townhouse
- Currently let to five students for the 2022/23 three academic year
- Current income is £2100 pcm (£25,210 pa) excluding bills
- Potential to create further rooms, if required
- Well presented with communal room, modern fitted kitchen, bathroom and separate shower room
- Double glazing and gas central heating
- Lovely elevated views from the rear across Falmouth out to the colourful harbour surrounding the coastline taking in St Mawes and Pendennis Castle.
- COUNCIL TAX BAND - C
- EPC - D



## ROOM DESCRIPTIONS

### FRONT APPROACH

Pathway from Trevethan Road leads to the:

### FRONT ENTRANCE

Open storm porch with front door leading to:

### ENTRANCE VESTIBULE

4' 11" x 2' 10" (1.50m x 0.86m) with original trestle tiled floor. Dado rail and half glazed vestibule door giving access to the:

### ENTRANCE HALL

17' 5" x 5' 5" (5.31m x 1.65m) narrowing to 2' 10" (0.86m) Stairs rise to the first floor with two storage cupboards under. Radiator. Wall mounted electric consumer box and storage cupboard also housing an electric consumer box. Fire doors lead through to the kitchen, bedroom one and also the:

### COMMUNAL ROOM

15' 4" into bay x 12' 0" into recess (4.67m x 3.66m) Double glazed triple aspect bay window to the front elevation. Radiator. Boarded fireplace with recesses to either side.

### BEDROOM ONE

13' 2" x 9' 6" (4.01m x 2.90m) narrowing to 8' 3" (2.51m) Double glazed window to the rear, radiator.

### KITCHEN

12' 1" x 8' 3" (3.68m x 2.51m) A recently refitted kitchen comprising a good range of wall mounted cupboards along with a range of base cupboards and drawers with an L-shape work surface over. Inset one and a half bowl stainless steel sink unit with mixer tap. Inset four ring electric hob with extractor hood over. Built-in electric oven. Breakfast bar with space to house a washing machine and tumble dryer below. Spaces for two large fridge freezers. Radiator. Ceiling recessed spotlights. Double glazed windows to both the side and the rear elevations.

Turning staircase leads to the half landing giving access into

both the shower/cloakroom, a storage area and bathroom.

Door to:

### STORAGE ROOM & SHOWER/CLOAKROOM

7' 4" x 6' 5" (2.24m x 1.96m) Two large storage cupboards - one with shelving and one housing the gas combination boiler, which serves the domestic hot water and radiators. Access to loft space. Ceiling mounted smoke alarm and door giving access into the:

### SHOWER/CLOAKROOM

Comprising a three-piece suite of a shower unit with glazed doors, low-level pushbutton WC and corner pedestal wash hand basin. Wall mounted extractor fan.

### BATHROOM

9' 0" x 5' 4" (2.74m x 1.63m) Fitted with a three-piece suite comprising a p-shaped panel bath with shower over and shower screen, low-level push button WC, vanity style unit with inset wash hand basin with mixer tap. Wall mounted heated towel rail. Wall mounted extractor fan. Two double glazed windows enjoying the fabulous views right across Falmouth with a glimpse of the harbour.

### FULL LANDING

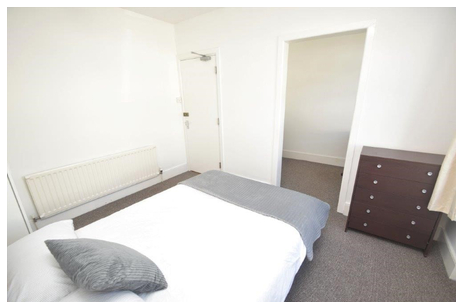
Ceiling mounted smoke alarm and stairs rise to the second floor. Doors give access to bedrooms two and three.

### BEDROOM TWO

13' 2" x 8' 7" (4.01m x 2.62m) narrowing to 7' 11" (2.41m) Double glazed window to the rear enjoying the views over Falmouth with a glimpse of the harbour and surrounding coastline. Radiator. Fitted double wardrobe with storage cupboard above and recess with hanging rail and shelf with further storage cupboard above.

### BEDROOM THREE

12' 0" x 9' 6" (3.66m x 2.90m) plus additional Study 8' 5" x 5' 4" (2.57m x 1.63m) Two double glazed windows to the front. Two radiators.



## ROOM DESCRIPTIONS

### SECOND FLOOR LANDING

Double glazed window to the rear enjoying the fantastic, elevated views right over Falmouth, out to the harbour, St Mawes and Pendennis Castle and surrounding coastline. Door to inner hall area with doors to bedroom four and bedroom five.

### BEDROOM FOUR

10' 8" x 8' 8" (3.25m x 2.64m) Two double glazed windows to the rear enjoying superb town and harbour views. Radiator.

### BEDROOM FIVE

15' 5" x 11' 5" (4.70m x 3.48m) (some limited headroom) Double glazed window to the front, radiator, series of built-in cupboards.

### EXTERIOR

To the front a small, gravelled garden sets the property back from the road with hedged front border and low wall. A pathway leads to the front entrance.

To the rear is a two tier concrete and paved enclosed walled garden enjoying a south-easterly aspect. A gate in the rear boundary gives access to the rear service lane (potential for parking).

Underneath the property to the left, a small door leads to a small storage cellar and to the right a larger door gives access into a much larger cellar area currently used for storage but has the potential to be converted subject to the necessary building regulations and planning permissions.

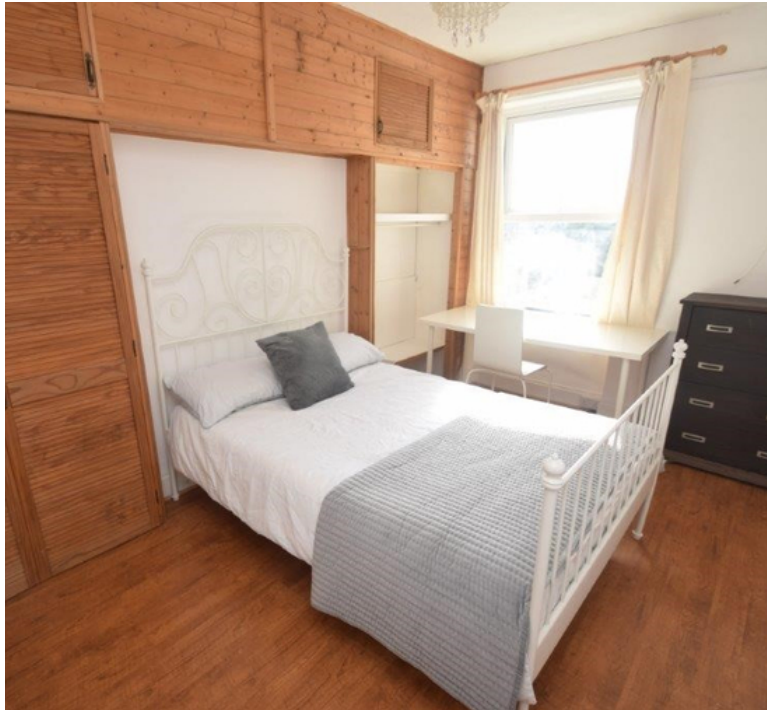
### AGENTS NOTE

**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.

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 LHW. 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. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.





# FLOORPLAN



TOTAL APPROX. FLOOR AREA 1290 SQ.FT. (119.8 SQ.M.)

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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# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	