

FOR SALE



Clifton Crescent
Guide Price £399,000


MARTIN&CO

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- INVESTMENT OR FAMILY HOME
- CURRENTLY LET TO FOUR STUDENTS
- GARAGE
- GAS CENTRAL HEATING
- CLOSE TO TOWN CENTRE

****INVESTMENT PROPERTY OR FAMILY HOME**** In the heart of Falmouth, a traditional Victorian terraced house with GARAGE, currently let to 4 students for the academic year. The tenancy ends on 14th June 2026.

Located on a popular street, in the heart of Falmouth, this property has been continuously let to students for a number of years and is now available, either to purchase as an investment or to convert back to a family home. The current tenants will be vacating by 14th June 2026.

The tenants are currently paying £2140 pcm, renting 4 double rooms, which includes WiFi but no other utility bills.. The property is managed by Martin & Co. We are of the opinion that there is the potential to increase the property's income considerably in the future if it is let again to students.



Alternatively, as a family home, the property could be reconfigured to suit the incoming purchaser's requirements in a more traditional manner. Originally the bedroom on the first floor at the front was split into 2 bedrooms and this could be done again to create 3 bedrooms on the first floor.

The property has lovely, traditional proportions as well as having been extended to the rear on the ground floor. There are spacious rooms, high ceilings and a large bay window to the front. The loft room also provides very useful additional space.

Externally there is a small front garden and, to the rear, a patio and a garage, both with access onto the back lane. There is room to park a small vehicle on the road in front of the garage.

BRIEF DESCRIPTION

The property is approached by a short flight of three external steps and on entering you initially come into a traditional porch with a part-glazed inner door. There are 2 spacious rooms on the ground floor which are current both used as bedrooms but would originally have been a dining room and lounge. To the rear of the ground floor there is a fitted kitchen which leads into a dining room extension with patio doors to take you outside to a bar-be-que area. On the first floor, there is a bathroom as well as a shower room accessed from the half landing, and two further double bedrooms. Stairs lead up to the loft room where there is also a large storage cupboard. There is under-stairs storage on the ground and first floors too.



KEY FEATURES

Freehold
Council Tax Band C
EPC D
Gas Central Heating & Hot Water
Patio Garden
Garage
UPVC Double Glazing
No Onward Chain

Broadband : Ultrafast Broadband available at this
postcode.
Mobile Phone Coverage: O2 / EE / Three / Vodafone -
Please contact individual providers for further information
Source: Ofcom.org.uk

LOCATION

Clifton Crescent is a quiet street, located just off Dracaena Avenue, in the heart of Falmouth and is ideally situated for the Woodlane Campus of Falmouth University which is just half a mile away. It is less than half a mile to the shops and cafes on The Moor and around a 20 minute walk (under a mile) to Gyllyngvase Beach.

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw away. There are numerous yacht and sailing clubs nearby with some of the finest day sailing waters in the UK and Falmouth Golf Club is located at Swanpool. Being home to the world-famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area
142 sq m / 1529 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.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.