

**FOR SALE**



**Highland Park, Penryn**  
**Guide Price £375,000**

  
**MARTIN&CO**



# Highland Park

Guide Price £375,000

- 5 BEDROOM STUDENT LET HMO
- FOUR LARGE DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION
- GARDEN
- GARAGE & PARKING

## **\*\*HMO INVESTMENT PROPERTY\*\***

Let until July 2025 as a 5 bedroom student property, this semi-detached house is ideally situated for the Treliever Road, Penryn Campus of Falmouth University. The property offers very spacious accommodation and generates an income of £3110 pcm.



Highland Park is a small and quiet cul-de-sac off Treliiever Road, just outside the centre of Penryn and ideally situated for walking to and from the university campus, town centre and train station.

This semi-detached house is currently let as a 5 bedroom HMO student property. On the ground floor there is a large double bedroom with a bay window to the front and a spacious open-plan kitchen/ lounge/ diner to the rear, plus a utility room and WC.

Stairs lead from the entrance hall to the first floor where there are two further large double bedrooms, a single bedroom and a shared bathroom. Stairs then lead up to the second floor where the loft has been converted into a fifth bedroom which is a spacious double with an en-suite bathroom.

The property is set back from the drive by a front garden with steps which lead to the front door. A path goes around the side of the property to the rear where there is a back door into the utility room. Steps and a path lead up through the garden to a lawn which has pedestrian access to the lane behind.

The property is currently let until 5th July 2025 to 5 students on an AST at £3110 per month, including bills.

The bills included are - Electricity, Gas, Water, TV Licence, Internet





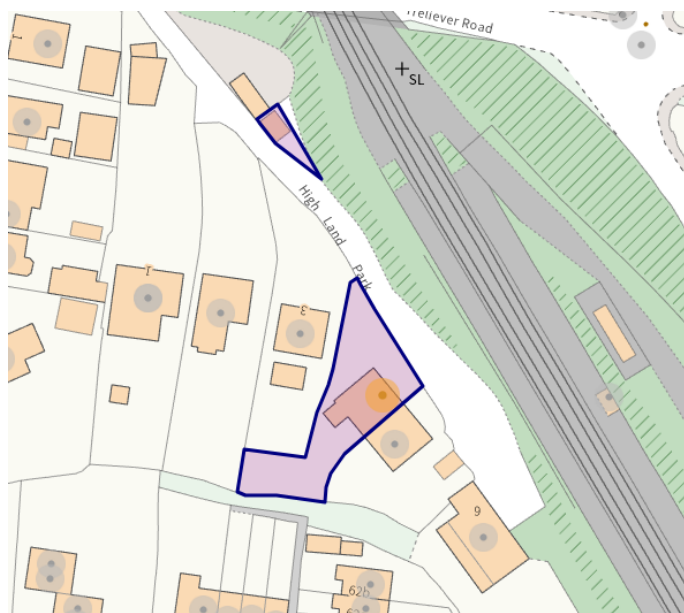
#### FEATURES :

HMO Licence  
No Onward Chain  
Freehold  
Council Tax Band C  
EPC D  
Gas Central Heating  
Double Garage  
Off Street Parking  
Garden

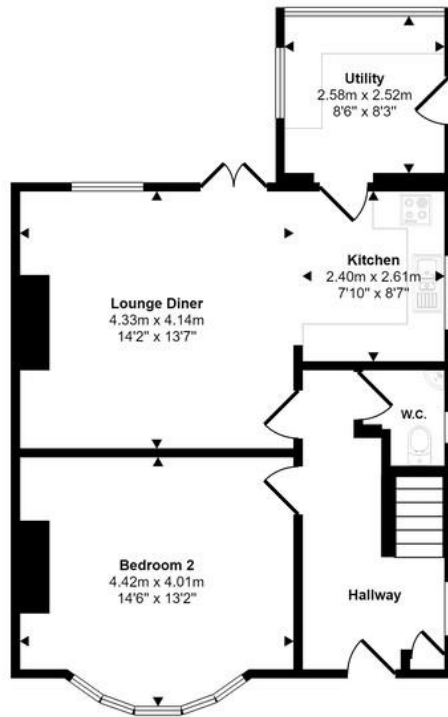
#### LOCATION :

Penryn has an active community and good everyday facilities, including a primary and secondary school, plus Lidl, Sainsbury's and Asda supermarkets. The town benefits from good communication links with Falmouth via its bus service and train station, which links Truro City and mainline London Paddington. The centre of this historic harbourside town hosts a variety of interesting independent shops, cafes and amenities along with numerous historic pubs nestled amongst its cobbled streets. The south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw away with numerous beaches dotted along the coast around Falmouth. In nearby Falmouth there is an even wider variety of shops, amenities and nightlife plus a rich program of cultural events throughout the year.

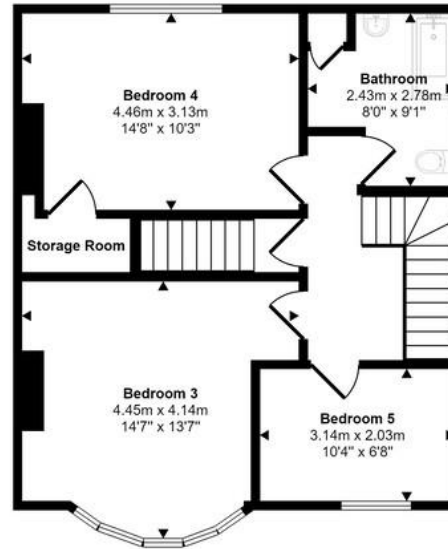
#### TITLE PLAN:



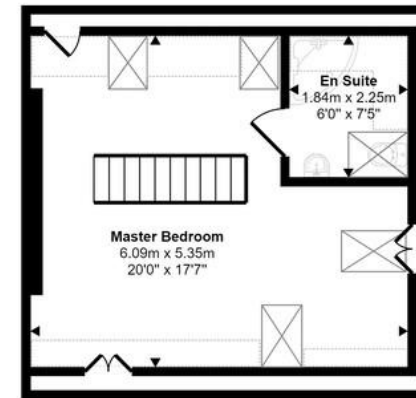
Approx Gross Internal Area  
154 sq m / 1661 sq ft



Ground Floor  
Approx 60 sq m / 647 sq ft



First Floor  
Approx 56 sq m / 601 sq ft



Second Floor  
Approx 38 sq m / 414 sq ft

Denotes head height below 1.5m

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.

## Martin & Co Falmouth

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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.