

FOR SALE



Marlborough Road, Falmouth
Guide Price £460,000


MARTIN&CO

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- 8 BEDROOM LICENSED HMO
- CENTRE OF FALMOUTH
- CLOSE TO PUBLIC TRANSPORT
- TENANTED (NOT STUDENTS)
- MAY BE SOLD AS A GOING CONCERN

*****LICENSED 8 BEDROOM HMO
INVESTMENT PROPERTY *****

Comprising 7 bedsits (4 doubles and 3 singles) and a one-bedroom flat in the heart of Falmouth.

Currently producing a healthy yield with the potential to increase. Can be sold as a going concern.

Alternatively, the property could be sold with vacant possession.



Located on a popular street, in the heart of Falmouth, a three storey terraced property, currently let as a licensed 8 bedroom HMO. The property is fully tenanted and therefore may be sold as a going concern to an investor.

The property has been an HMO for 36 years and is let to 8 adults (non-students), a number of whom have lived there for many years.

Alternatively, the property could be sold with vacant possession. Please discuss with the Agent.

INCOME

Current rental income: £42,400 per annum.

Increasing to £45,120 per annum in August 2025 which equate to a gross yield of 9.8%.

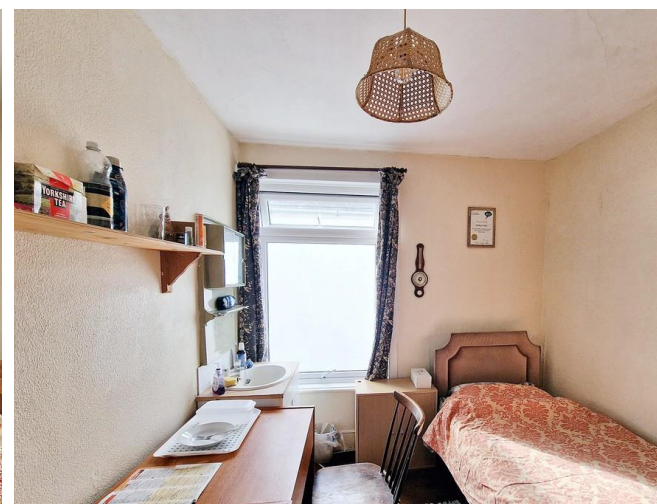
(Please note, the caretaker pays a reduced rent for the flat.)

Clear potential to achieve a higher income in the future.

Expenses: Gas, Water, Electricity, Broadband, TV, Council Tax, Insurance & Sundries – Approximately £7000 per annum.

DESCRIPTION

This spacious, three storey property is located on Marlborough Road, a residential street in the centre of Falmouth, just a short walk to the shops and amenities of The Moor and Market Street. The property is set back from the road by a small front garden and to the rear is a courtyard garden with a garden gate accessing the lane behind.



ACCOMMODATION COMPRISES

Ground Floor:

Entrance porch and hallway

A spacious bed-sit benefitting from a large bay window to the front

A large communal kitchen, fully equipped with 2 cookers, 3 fridges, freezer, microwave and ample cupboards

A shared WC

A one-bedroom flat, with a sitting room, kitchen with a door to the rear courtyard garden and a double bedroom with sink and shower

First Floor:

A shared bathroom with shower over bath, WC and sink

A large bed-sit with a double bed, shower and sink

Two single bedsits, one with sink

A bedsit with raised bed and sink

Second Floor:

Two double bed-sits, each with shower and sink

All rooms are fully furnished with a double or single bed, wardrobe, chest of drawers, table and chair (except the smallest room), bedside table, table lamp, waste bin and curtains,

KEY FEATURES

Freehold

Council Tax Band D

EPC E

Gas Central Heating

No Onward Chain

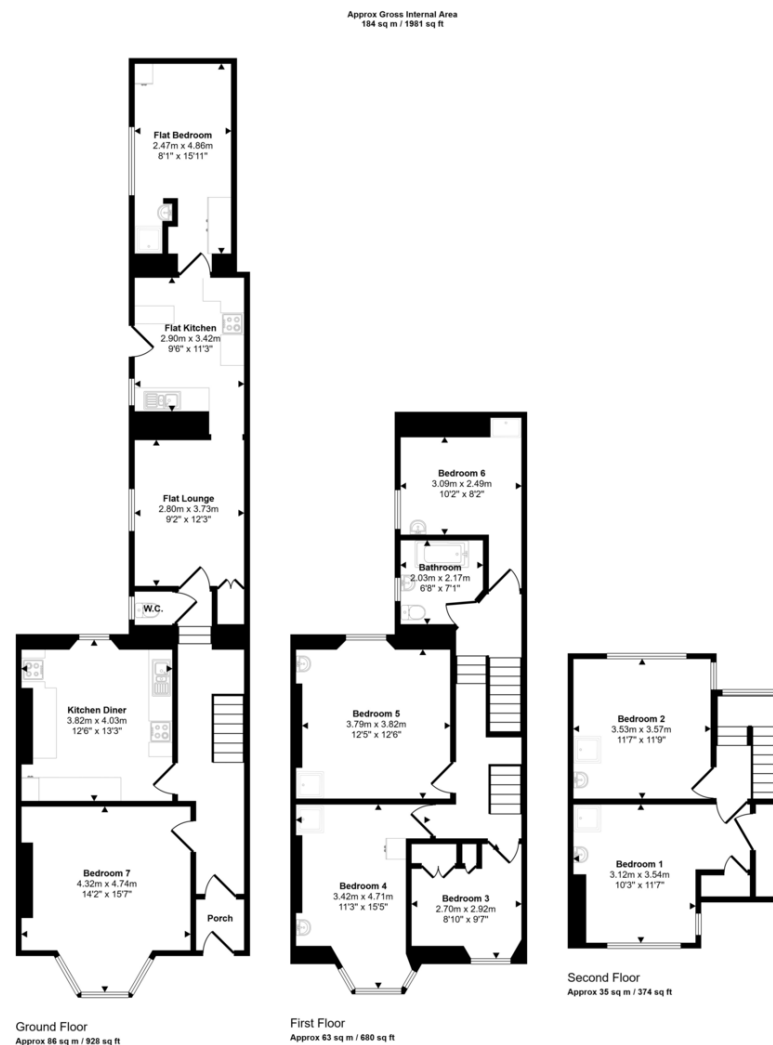
Electric Showers

HMO Licence No: HL22_000128

LOCATION

Marlborough Road is a residential street in the heart of Falmouth. It is around a 10-minute walk to the amenities of The Moor and the high street, around a 12-minute walk to Penmere Train Station and around a 20-minute walk to Gyllyngvase Beach. There are numerous bus routes nearby as well.

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.



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.