

FOR SALE



Killigrew Street, Falmouth
Guide Price £370,000


MARTIN&CO

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- REFURBISHMENT OPPORTUNITY
- FOUR BEDROOM FAMILY HOME
- OR FIVE BEDROOM HMO
- VACANT POSSESSION
- SPACIOUS ACCOMMODATION

In the heart of Falmouth, a traditional Victorian terraced house which has previously been let to students but is now in need of refurbishment and could be renovated to make a spacious and characterful family home.

The property has previously been let as a 5 bedroom Licenced HMO to students and with some refurbishment, the property has the potential to achieve an excellent yield.

Alternatively, as a family home, the property could be reconfigured to suit the incoming purchaser's requirements in a more traditional manner.



BRIEF DESCRIPTION

The property fronts onto Killigrew Street, in the heart of Falmouth. On entering you initially come into a traditional porch with a part-glazed inner door leading into the inner hall. There are two spacious reception rooms on the ground floor which previously interconnected and would originally have been a dining room and lounge. These rooms could be opened up once again to provide comfortable open-plan living space. To the rear of the ground floor there is a fitted kitchen and breakfast room, with a small utility area housing the gas boiler to the rear.

A traditional staircase leads up to the first floor where there is a split landing. To the rear of the property, above the kitchen, there is a shower room with WC, a second separate WC and a double bedroom. Additionally, the hallway has lots of built-in storage. Heading towards the front part of the property there are two sizeable double bedrooms and a single bedroom. (Please note the single bedroom is not considered large enough to be let for HMO purposes).

Externally there is a courtyard adjacent to the kitchen with an outdoor WC and a storage area. Steps go up to a lawned back garden where an alleyway takes you through to New Windsor Terrace.

KEY FEATURES

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



HMO Licence - The property currently has an HMO Licence for 5 bedrooms. If the incoming purchaser wishes to let the property as an HMO then they will need to apply to Cornwall Council for a new Licence in their name.

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

Parking – There is on-street parking available on Killigrew Street and behind the property on New Windsor Terrace. Residents' Parking Permits are not required.

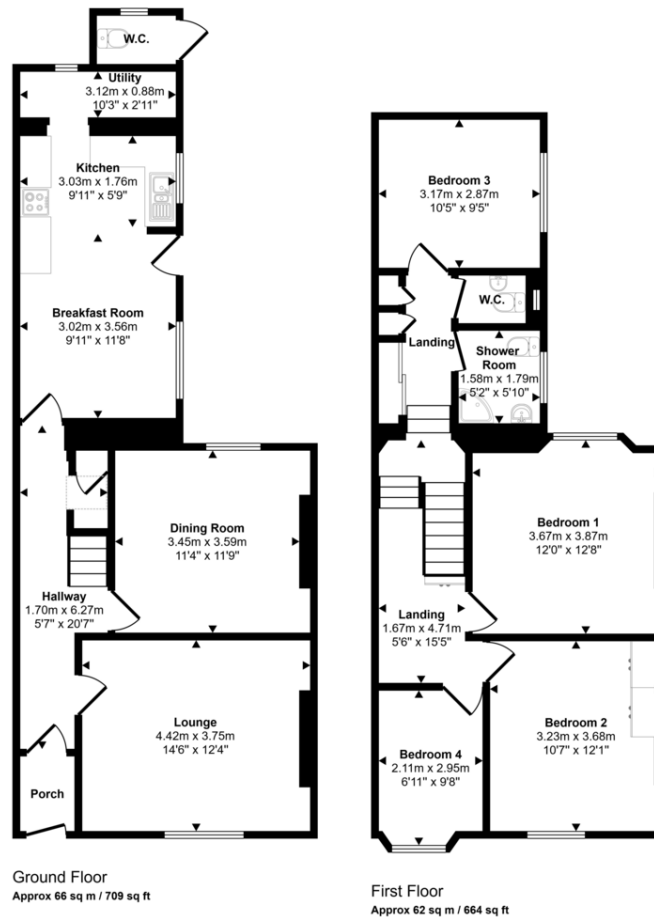
LOCATION

Killigrew Street runs parallel to Kimberley Park Road, in the heart of Falmouth and is ideally situated for the Woodlane Campus of Falmouth University which is under half a mile away. Just 0.2 miles to The Moor, shops, cafes and bars are all easily accessible, whilst Gyllyngvase Beach is also less than a mile away.

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
128 sq m / 1372 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.