



45 Meadowbank Road, Falmouth, TR11 2NF

£200,000

A three bedroomed end of terraced house which is currently let to three students. The entrance door leads into the kitchen / diner with a door into the rear garden from the kitchen area. The sale includes all furnishings for the current let which ends in June 2021. There is a large lounge and shower room on the ground floor and stairs to the first floor which contains three bedrooms and a separate WC. Externally there is a front and rear enclosed garden. The house has UPVC double glazing and gas central heating and provides good investment return, benefiting from its unlicensed HMO status.

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- 3 bed end of terrace house
- UPVC double glazing, GCH
- Gross yield 7.37%, Net yield 5.83%
- Lounge & Kitchen/Diner
- A currently tenanted student investment property
- Enclosed rear garden

Hallway area

Kitchen / diner

8'7" x 8'0" (2.63m x 2.44m)

Shower room

6'11" x 5'5" (2.11m x 1.66m)

Lounge

15'10" x 11'2" (4.84m x 3.42m)

FIRST FLOOR

Landing

WC

Bedroom 1

12'7" x 8'6" (3.86m x 2.61m)

Bedroom 2

8'2" x 7'9" (2.49m x 2.38m)

Bedroom 3

11'3" x 7'5" (3.45m x 2.28m)

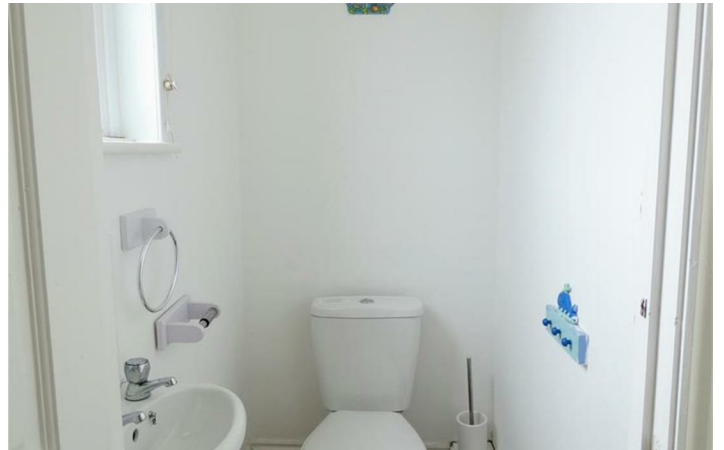
EXTERIOR

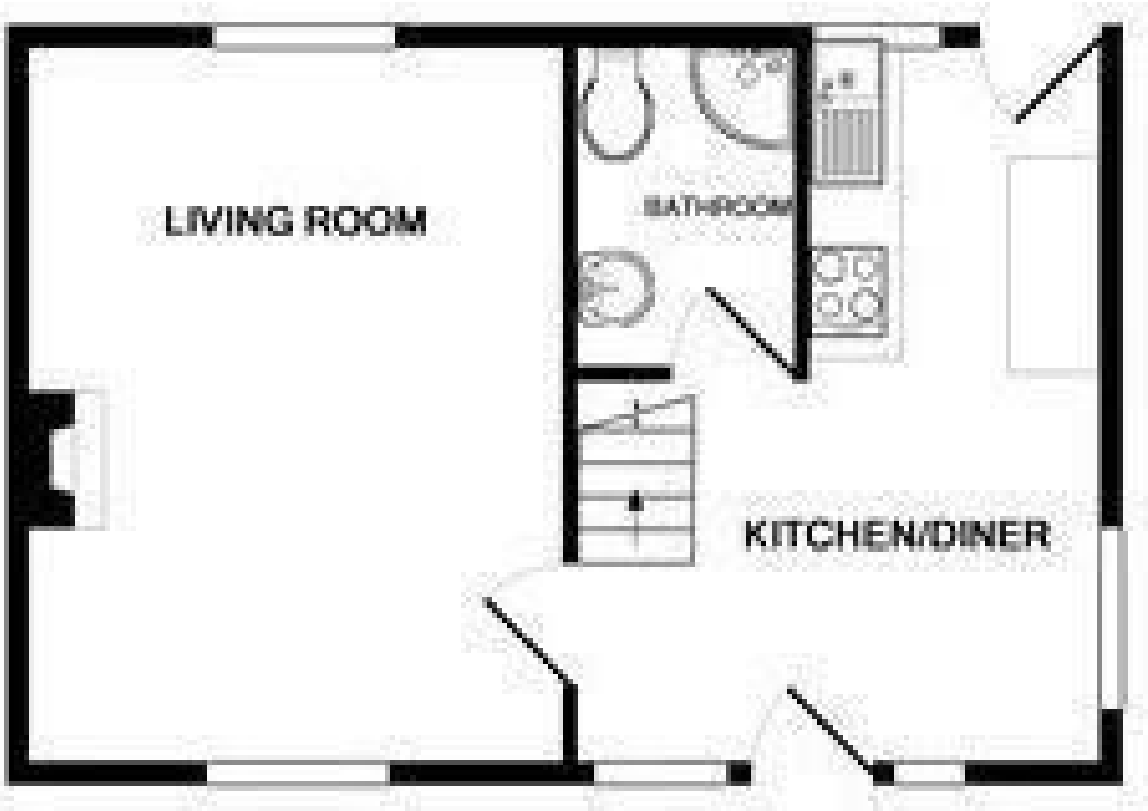
Front and rear garden



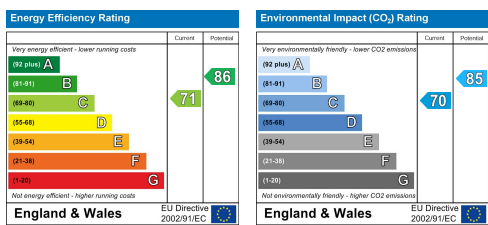
Directions

01326 315000





GROUND FLOOR



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92 Trevethan Road, Falmouth, Cornwall, TR11 2AX
01326 315000 | enquiry@townsends.co
www.townsends.co