



10 Western Terrace, Falmouth, TR11 4QW

£525,000

A characterful INVESTMENT property producing a net income of 5.74%. The house is operating as a licensed House in Multiple Occupation, currently let to students until June 2021 and let agreed until June 2022.

A large 7 bedroom property with with an additional one bedroom annexe located in Falmouth. Briefly comprising an entrance to hallway with two generous double bedrooms, to an open plan kitchen (fully equipped) and dining room complete with sun room and bathroom to the rear. The first floor presents four bedrooms, a bathroom and separate W/C, and the top floor a double bedroom and en-suite. The annexe is below. This property combines great bedroom sizes without compromising communal living spaces. Also boasting easy access transport links and Falmouth's Woodlane campus being a stone's throw away.

This substantial property is in a desirable location within the town, close to the harbour and centre. It would also make a great family home and has the potential to be used as holiday lets or to be run as Bed and Breakfast.

There are two off-road parking spaces.

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- 7 bedroom house with annexe
- Bus stop directly opposite
- 3 Minute walk to Woodlane campus
- Accommodation over three floors
- Bathroom on each floor
- Off-road parking

Porch

Hall

Kitchen / dining room

21'9" x 12'0" (6.65 x 3.67)

WC / shower cubicle

Sun room

Bedroom 1

15'0" x 13'10" (4.58 x 4.23)

Bedroom 2

12'10" x 12'4" (3.92 x 3.77)

FIRST FLOOR

Bedroom 3

9'2" x 7'9" (2.80 x 2.38)

Bedroom 4

14'11" x 11'3" (4.57 x 3.45)

Bedroom 5

12'8" x 12'5" (3.88 x 3.79)

WC

Bathroom

Bedroom 6

12'5" x 11'8" (3.81 x 3.57)

Bedroom 7

17'0" x 14'7" (5.19 x 4.47)

Ensuite shower room

GARDEN FLAT

Living area / bedroom

16'1" x 11'2" (4.92 x 3.41)

Kitchen area

9'2" x 7'4" (2.80 x 2.25)

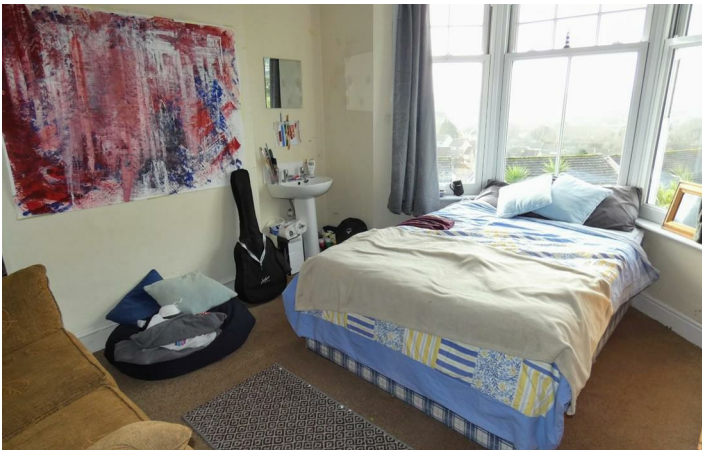
Shower room

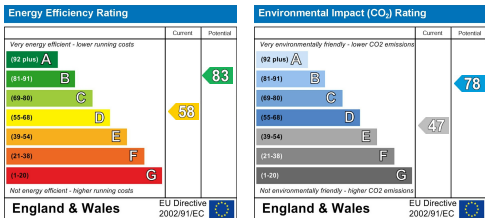
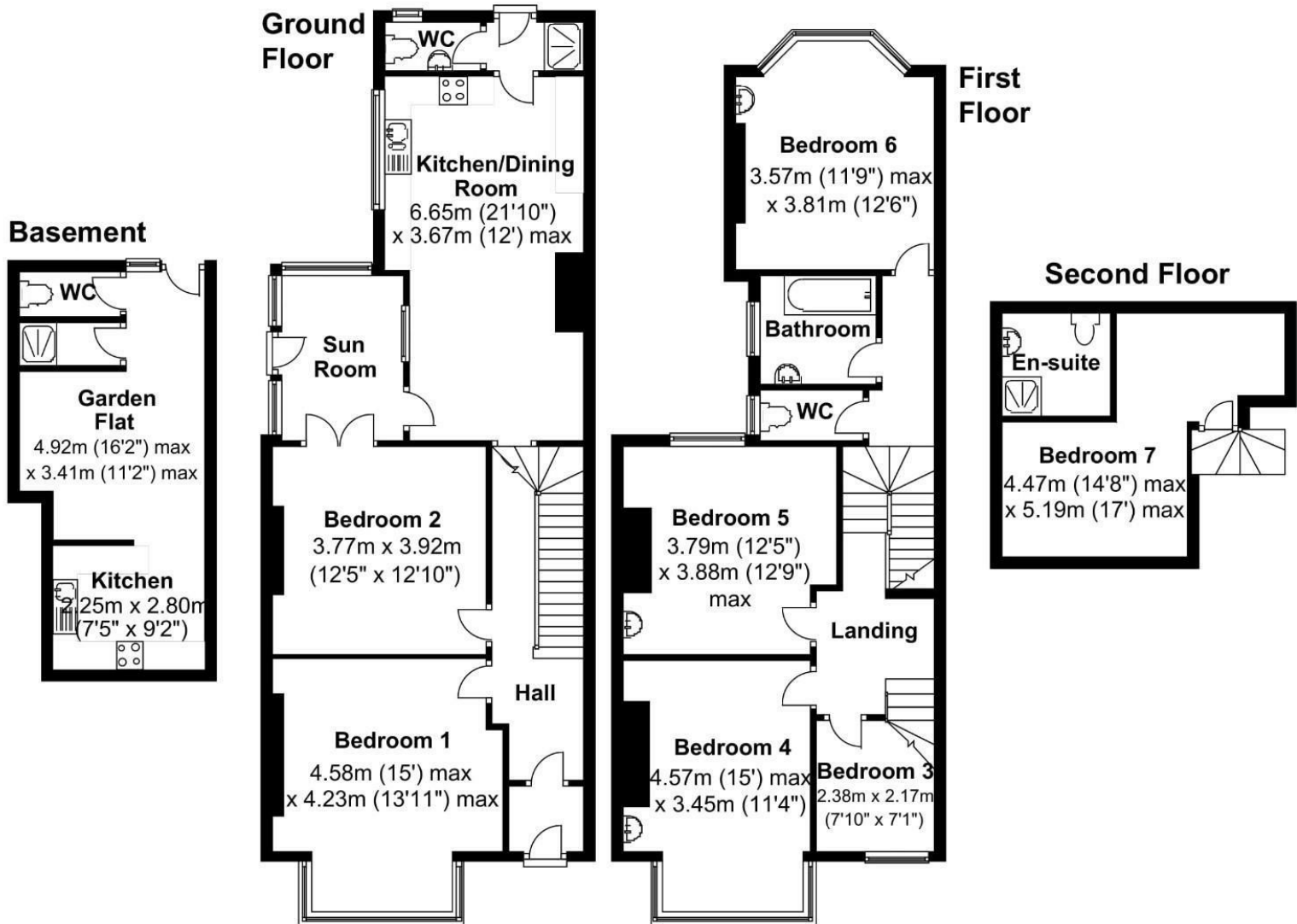
WC

EXTERIOR



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