

FOR SALE



Truro – Close to train station

Fantastic 'buy-to-let' opportunity. End terrace house split into two flats and currently generating £1170pcm.

£280,000 Freehold



- Investment purchase
- Yield of 5%
- Split into two separate flats
- Close to the city centre and train station
- Long term tenants in situ
- Both flats are EPC - D

PROPERTY DESCRIPTION

Long term rental investment for sale due to retirement. This property has been split into 2 x one bedroom apartments, both currently let under AST's and with long term tenants in situ. Ideal for a BTL investor looking to get a great return on investment and get income from day 1. Located only seconds from the train station and a short walk from the city centre the property has a proven track record for rental offers a 5% yield. Communal entrance leading to a shared entrance hall with then further private entrances to both flats. The ground floor apartment has a large open plan kitchen living space with doors leading to a rear courtyard garden. Double bedroom and modern shower room. The first floor apartment has split level accommodation with a large living room and separate kitchen to the front of the property, double bedroom and then shower room at the rear. Video tour available on the ground floor flat only at present. Viewings can be made with an appointment.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92-100] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not energy efficient - higher running costs	
62	74
England & Wales	
EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
[92-100] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not environmentally friendly - higher CO ₂ emissions	
59	76
England & Wales	
EU Directive 2002/91/EC	

GROUND FLOOR FLAT

The ground floor flat shares the communal entrance hall from the main building front door with a further internal private door leading to the flat itself. Currently tenanted and let under an AST paying £585pcm

KITCHEN / LIVING ROOM 28' 8" x 12' 1" (8.744m x 3.684m)

Open plan space with large UPVC bay window to front aspect. Fire place with free standing gas fire (not currently connected) and surround. The kitchen is fitted



to three sides with a range of above and below counter units. Electric oven with hob and extractor over. Cupboard housing gas boiler. Ample storage. Double doors that lead out to the rear courtyard and on to the communal garden.

INTERNAL HALLWAY

From the kitchen the internal hallway connects the bedroom to the main living space

BEDROOM 12' 2" x 8' 5" (3.733m x 2.580m)

Double bedroom with UPVC window to side aspect. Recess under stairs for wardrobe/storage space. Door leading to shower room.

SHOWER ROOM

Fitted with a modern white three piece suit comprising of WC, wash hand basin and enclosed shower cubicle. Wall hung heated towel rail. Extractor fan (heat recovery).

FIRST FLOOR FLAT

The first floor flat is currently tenanted on an AST with the tenant paying £585pcm

From the communal hallway, the flat has its own entrance hall with stairs rising to the first floor. There is a split level landing with a half landing leading to the bathroom at the rear and the stair return then leading to

the other rooms.

LIVING ROOM 12' 9" x 10' 1" (3.897m x 3.084m)

Currently used by the tenant as a living dining space as it easily accommodates a sofa and dining table. UPVC window to front aspect. Gas fire place (not currently connected) with wooden surround.

KITCHEN 8' 10" x 5' 5" (2.710m x 1.663m)

Fitted to two sides with a range of above and below counter units. Electric oven with hob and extractor above. UPVC window to front aspect.

BEDROOM 11' 3" x 10' 1" (3.446m x 3.098m)

Double bedroom with two fitted cupboards either side of the chimney breast providing extra space for storage. UPVC window to rear aspect.

SHOWER ROOM

Fitted with a white three piece suite comprising of WC, wash hand basin and enclosed shower cubicle with sliding door. Two large airing cupboards (one of which houses the boiler). UPVC door leading to rear 'walkway' which then leads to the communal garden.

COMMUNAL GARDEN

At the rear of the property there is a communal garden space which has been laid with gravel, area of paving and some well established shrubs and plants. There is also a communal washing line.





Martin & Co Truro

22 New Bridge Street • • Truro • TR1 2AA
 T: 01872 225354 • E: truro@martinco.com

01872 225354
<http://www.truro.martinco.com>



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 for 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. 0900221