



59 Swanpool Street, Falmouth, TR11 3HT

Guide Price: £360,000 Freehold

A great opportunity to acquire this spacious older style semi-detached town house which is arranged on three floors and is currently run as a four bedroom student letting property.

- A three-storey town house
- Gas central heating by radiators
- Sealed unit double glazed windows
- Four double bedrooms, shower room/wc
- Viewing highly recommended
- Currently a successful student house
- Producing a gross turnover of around £25,000 pa
- Lower ground floor kitchen/dining room
- Paved rear courtyard gardens
- Energy Efficiency Rating - Band C

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

The house has features including gas fired central heating by radiators, sealed unit double glazed windows and a fitted kitchen with freestanding appliances.

The spacious accommodation includes a reception hall and two double bedrooms on the ground floor. The first floor has two further double bedrooms and a shower room/wc in white and finally, the lower ground floor offers a fitted kitchen/dining room, a snug/office, a rear lobby and ground floor cloakroom/wc. Outside the property, at the rear, there is a pleasant paved courtyard and pedestrian access to Swanpool Street.

The house is literally two minutes downhill walk into Falmouth's bustling town centre which offers an eclectic range of high street and independent retail shops, a diverse selection of multi-national restaurants, public houses and bars, the Events Square which is a home to many music, arts and food festivals throughout the year and of course Falmouth's National Maritime Museum. A longer walk will take you to Penmere train station, Pendennis Castle and Falmouth's famous seafront and beaches.

As the owner's sole agents, we thoroughly recommend an immediate viewing to secure this property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

WOOD AND GLAZED FRONT DOOR TO:

RECEPTION HALL

Having a radiator, staircase to upper and lower levels.

LIVING ROOM - 5.26m x 3.78m (17'3" x 12'4")

A light dual aspect bedroom with sealed unit double glazed windows, radiator, fireplace (not tested), coved cornicing, panelled internal door, plastered ceiling with ceiling light and carpet.

BEDROOM TWO - 4.24m x 2.74m (13'11" x 9'0")

maximum measurement of an irregular shape.

With sealed unit double glazed window overlooking the front aspect, coved cornicing, fitted wall shelf, radiator, double louvre-door cupboard housing a gas central heating boiler and providing further storage, panelled internal door and painted exposed floor.

TURNING STAIRCASE FROM RECEPTION HALL TO:

FIRST FLOOR LANDING

With balustrade, Velux style double glazed window, loft trap with access to the roof space, doors to bathroom and further bedrooms.

BEDROOM THREE - 4.52m x 3.4m (14'10" x 11'2")

Again, a light dual aspect via sealed unit double glazed windows overlooking the front and side, pleasant views to Pendennis Castle, coved cornicing, radiator, panelled internal door, open wardrobe recess and carpet.

BEDROOM FOUR - 3.43m x 2.84m (11'3" x 9'4")

being a maximum measurement and of an irregular shape.

With painted wood flooring, sealed unit double glazed window overlooking the front, views to Penryn River and countryside in the distance, radiator, coved cornicing, panelled internal door.

SHOWER ROOM/WC - 1.85m x 3.99m (6'1" x 13'1")

With a sealed unit double glazed window, fully tiled walls and flooring, corner walk-in shower unit with mixer shower and screening, pedestal wash basin with chrome hot and cold taps, low flush wc, radiator, plastered ceiling with ceiling light and extractor fan.

STAIRCASE FROM RECEPTION HALL TO LOWER GROUND FLOOR

KITCHEN/DINING ROOM - 4.9m x 3.99m (16'1" x 13'1")

including stairs.

A good sized communal room with deep recessed sealed unit double glazed window overlooking the rear and equipped with a range of matching pine wall and base units, roll top work surfaces and ceramic tiling over, 1 1/2 bowl single drainer sink unit with mixer tap, washing machine, tumble dryer and electric cooker, laminate wood flooring, radiator, spotlights, space for dining table and chairs.



BEDROOM 5/STUDY - 3.81m x 2.46m (12'6" x 8'1")

Being a maximum measurement and of an irregular shape

With an obscure, recessed frosted UPVC double glazed window, radiator, electric meter box.

DOOR FROM KITCHEN/DINING ROOM ROOM TO REAR LOBBY

Having a door to outside and second door to:

CLOAKROOM/WC

With low flush wc, light and window to the rear.

OUTSIDE

At the rear of the property there is a paved courtyard with washing line and pedestrian access leading to Swanpool Street.

SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX

Band B.

AGENTS NOTE

An HMO licence would be required should the fifth room be rented.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Kimberleys Estate Agents

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