



## 39 Pengarth Rise, Falmouth, Cornwall, TR11 2RR

£279,950 Freehold

Calling all investors! A three-storey semi-detached house located close to Swanpool beach and a walk from town. Providing student letting accommodation for four occupants with a history of doing so since 2015. Sold as a 'going concern' with tenants in situ, an upcoming tenancy for the next academic year and a guaranteed income of just under £19,000 providing a gross 6.8% yield.

Residential Sales  
01326 319767

3 Church Street, Falmouth,  
Cornwall, TR11 3DN  
sales@heather-lay.co.uk

Property Letting & Management  
01326 374850

Swingbridge House, Anchor Quay,  
Penryn, Cornwall, TR10 8GU  
lettings@heather-lay.co.uk

Land and New Homes  
01326 374850

Swingbridge House, Anchor Quay, Penryn,  
Cornwall, TR10 8GU  
landandnewhomes@heather-lay.co.uk



## REF NO. 10996

- Semi-detached three storey house
- Popular residential location
- Student let, going concern
- Accommodation for four occupants
- Good condition, well presented
- Driveway parking, garden
- Gas central heating, double glazing
- Income of just under £19,000 per annum - 6.8% gross yield

**THE LOCATION** Pengarth is one of our very favourite modern developments in Falmouth, tucked away from the town yet within a leisurely 15 minute walk to the shops and harbourside. Swanpool Nature Reserve and beach is nearer still with some glorious walks and scenery on one's near doorstep. Pengarth is on a regular bus route and Penmere railway station is just a third of a mile away. This is a quieter area from which a student can concentrate on their studies with less 'hustle and bustle' than the town centre whilst not feeling isolated by any means. It is little wonder then that the vendors have never found a difficulty in securing upcoming tenancies.

**THE PROPERTY** This end-terrace house is an up and running successful student let with four occupants - this offers the perfect opportunity to pick up where our client has left off and provides income from day one. Generating an income of around £1,580 per month (which is signed up until summer 2019 and the same tenants re-signed for the next academic year) therefore giving any landlord a 6.8% gross yield on the asking price. To the ground floor is an entrance hall, double bedroom with en-suite, to the first floor is a large communal living room with separate fully fitted kitchen/diner and to the second floor are two more double bedrooms, a single and a bathroom. Outside and to the rear is a pleasant garden whilst to the front is off road parking for at least two vehicles. Rarely will one find such a 'well-run' student let which has been cared for to a great standard, available to view immediately and recommended.

### ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Through part glazed UPVC front door in to.....

**ENTRANCE HALL** Providing access to downstairs bedroom and stairs to first floor. Laminate flooring, radiator, lighting, space for coats and shoes storage. Door to...

**BEDROOM ONE** 15' 11" x 8' 8" (4.87m x 2.66m) The garage cleverly converted into a great sized double bedroom. Window to front aspect, carpet, radiator, lighting. Door to...

**EN SUITE** 8' 9" x 2' 11" (2.67m x 0.91m) En-suite shower room tiled floor to ceiling with walk in shower, basin, WC, mirror, extractor, heated towel rail and lighting.

Up carpeted stairs from entrance hallway to first floor ...

**LANDING** Providing access to living room and kitchen, window to side aspect, lighting.





**KITCHEN/DINER** 15' 7" x 11' 0" (4.77m x 3.36m) An 'L' shaped room measured at widest points. Fully fitted kitchen with space for dining table. Two windows and UPVC stable style door providing access to rear garden. Carpet in dining area and vinyl in kitchen. Radiator and lighting. Kitchen comprising range of base and eye level units, worktop, one and a half bowl sink and drainer. Integrated oven, four ring hob, extractor over, dishwasher, under counter washing machine, tall fridge/freezer.

Door from first floor landing provides access to lovely large.....

**LIVING ROOM** 15' 7" x 14' 6" (4.77m x 4.43m) Benefitting from two windows to front aspect. Carpet, radiator, lighting. An open staircase rises to...



**SECOND FLOOR LANDING** Carpeted space providing access to remaining bedrooms and bathroom. Window to side aspect, access to loft space, airing cupboard housing 'Worcester' gas combination boiler.

**BEDROOM TWO** 11' 5" x 9' 5" (3.48m x 2.88m) Located to rear of house, a good double bedroom with window to rear aspect, carpet, radiator, lighting.



**BEDROOM THREE** 13' 10" x 8' 4" (4.23m x 2.56m) Another good double bedroom located to front of house, window to front aspect, carpet, radiator, lighting.



**BEDROOM FOUR** 11' 0" x 7' 1" (3.36m x 2.16m) A single 'L' shaped bedroom measured at widest points located to front of house. Window to front aspect, carpet, radiator, lighting.

**BATHROOM** 6' 10" x 5' 6" (2.09m x 1.70m) Fully fitted bathroom with window to rear aspect, vinyl flooring, tiled walls, WC, wash hand basin, bath with shower over, radiator, lighting, towel rail.



**OUTSIDE** To the front is a tarmac driveway parking with level access from the road for at least two vehicles and side access up steps to the side. To the rear is a good-sized tiered garden with two patio areas, lawn, beds and enclosed by fencing.



**DIRECTIONS** Leaving town via Killigrew Street, take the second exit at the roundabout into Tregenvor Road and the first left into Penmere Hill. Opposite the Penmere Station turn left into Theydon Road, taking your first turning right into Margaret Place and just after you see the sign on your left for Marlborough Avenue, turn left into Pengarth Rise. Number 39 is located along the road towards the end of the cul-de-sac and will be indicated by a Heather & Lay for sale board.

**ANTI-MONEY LAUNDERING REGULATIONS - Purchasers**

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE - Purchasers**

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

**ARE YOU BUYING TO LET?**

Heather and Lay Property Letting is the area’s leading property management company with a dedicated team of letting professionals and an established reputation for letting property professionally.

Whether you buy through us or not, if you are thinking of letting and would like advice from one of our team, join 100’s of satisfied customers and contact us today - 01326 374850 or penryn@heather-lay.co.uk – they would be delighted to hear from you.

**GENERAL INFORMATION**

**Services:** Mains electricity, gas, water & drainage

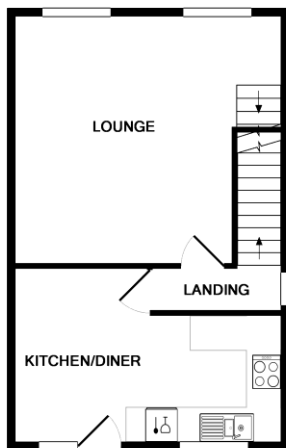
**Council Tax:** C

**Tenure:** Freehold

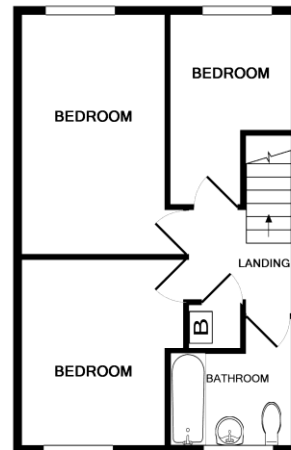
**EPC Rating:** D

**VIEWING DETAILS:** Strictly by prior appointment please with Heather & Lay, 3 Church Street, Falmouth Telephone: 01326 319767

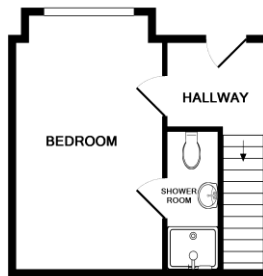
**FLOOR PLANS**



1ST FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 239 SQ.FT.  
(22.2 SQ.M.)



Heather & Lay Estate Agents give notice that: (1) Although these particulars are produced in good faith they are set out as a general guide only and do not constitute any part of a contract. (2) No persons in our employment has any authority to make or give any representation or warranty in relation to this property. (3) Services, fittings and equipment referred to in these details have not been tested. (4) All negotiations must be carried out through Heather & Lay Estate Agents.