



the  
ACCOMMODATION  
BUREAU

£3,300 PCM

Quarry Hill, Falmouth, TR11







## Property Description

6 Bedroom Furnished Student Let - Available Summer 2025 - Optional Bills Package Available

A detached 6-bedroom student property in a fantastic, highly central position. close to the town and harbourside.

This spacious property is set over 2 floors, and includes kitchen/dining room, utility room, 6 bedrooms & 2 bathrooms. Outside there's a small enclosed courtyard. There's off road parking. plus a garage which the landlords use for storage, but subject to agreement, could be used to store bikes etc.

Gas central heating, double glazed windows.

\*To assist budgeting, we have a range of fixed-price utility packages available, to include all utilities (water, gas, electricity, TV license and WIFI). More information available on request\*

In Summary:-

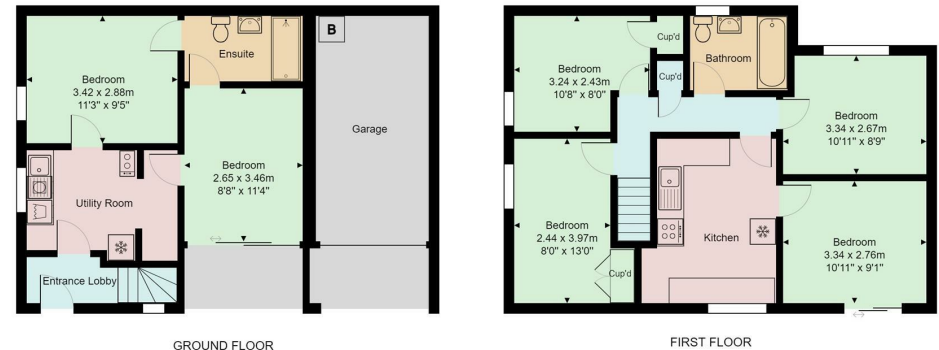
EPC: C (72). Council Tax Band C.

Rent: £3,300pcm. Deposit: £3,800. Holding Deposit: £761.

Available: 1st August 2025 for 11 months

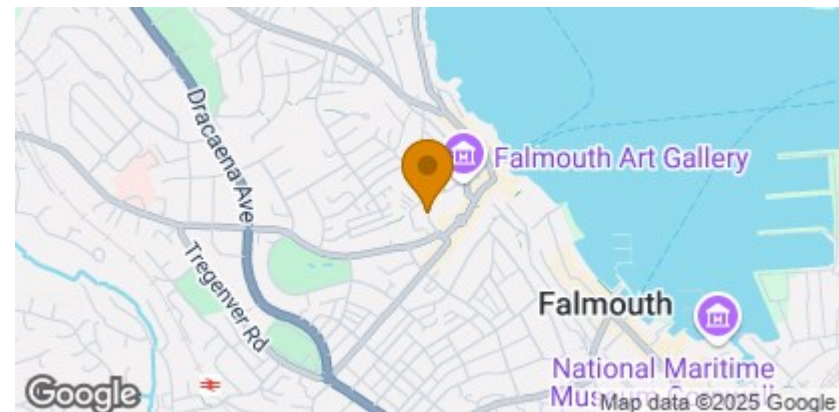
No smokers or pets.

## Floorplan



Total Area: 117.2 m² ... 1262 ft²  
All measurements are approximate and for display purposes only

## Location





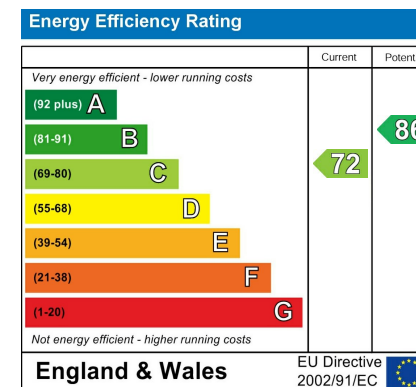
## Features

Furnished Student Let  
6 Bedrooms  
Town Centre Location  
Off-Road Parking  
Managed By: Agent  
Optional Bills Package Available

## Letting Information

Rent: £3,300 PCM  
Holding Deposit: £100  
Total Deposit Required: £3,800  
Local Authority: Cornwall Council  
Council Tax Band: C  
Furnishing: Furnished  
Available From: 1st August 2025

## Energy Efficiency Rating



For further information, please call The Accommodation Bureau on 01209 717378.

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