



**37 Trelawney Road, Falmouth, TR11 3LT**  
**£410,000**

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**\*\*\* 5 Bedroom Student Property \*\*\***

- Established Student HMO
- 5 Bedrooms
- New Kitchen
- New Boiler
- Separate Living Room
- Income £2550 pcm

Perfectly located in the heart of Falmouth, this well-presented licenced 5-bedroom student property offers comfortable and practical living just a short distance from local amenities, transport links, and university campuses.

The accommodation briefly comprises:

On the ground floor, there is a bright and spacious living room with a bay window, a generously sized double bedroom, and a newly fitted (2024) modern kitchen, complete with stylish units and ample storage. Off the kitchen is a large utility room, providing extra convenience.

Stairs leading to:

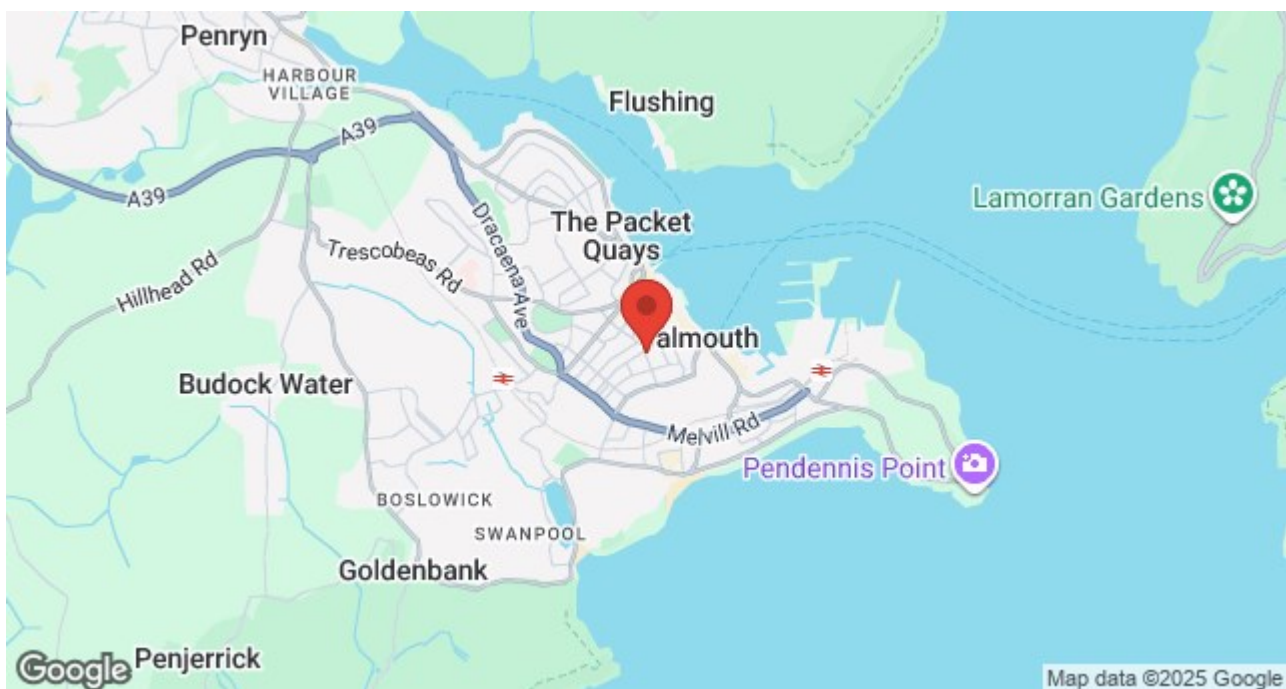
4 double bedrooms and one single bedroom, all well-proportioned with good natural light, a modern main bathroom with bath and basin, a separate wc and shower room for added convenience.

The property also benefits from a rear courtyard garden, a new (2024) gas boiler and the windows are mainly UPVC.

The current rent is £2550pcm.

If the bathrooms were remodelled, an asking price of £3125pcm could be achieved for the next academic year.

If the living room was turned into a bedroom (subject to a HMO license variation) in addition to remodelling the bathrooms, an asking price of £3750pcm could be achieved for the next academic year.



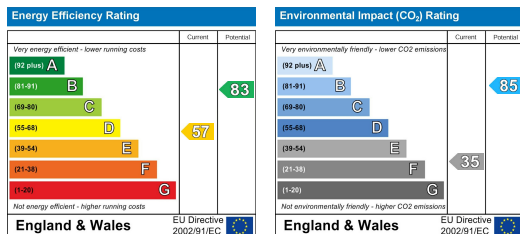








37 TRELAWNEY ROAD FALMOUTH TR11 3LT  
TOTAL APPROX. FLOOR AREA 144.2 SQ.M. (1552 SQ.FT.)  
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