

**This property is for this current academic
year only 2025-2026**



71 Marlborough Road, Falmouth, TR11 3LN

£2,600 Per month

* 5 Bedroom Student Property - First Months Rent Half Price *

Large and spacious 5 bedroom student property on Marlborough Road in Falmouth.

The property is in excellent condition and has 4 double bedrooms and a good sized single bedroom, two bathrooms, a kitchen/diner, living room and rear courtyard. Marlborough road offers fantastic transport links, as well as easy access to the Town Centre and Woodlane campus by foot. Plenty of on street parking and bus stop 100 yards away. Gas central heating and all bills included. Regrets no pets or smokers.

Rent: £2600
Deposit: £3000
Holding Deposit: £600
Council Tax Band: C
EPC Rating: D
Available from 1st September 2025 to 30th June 2026

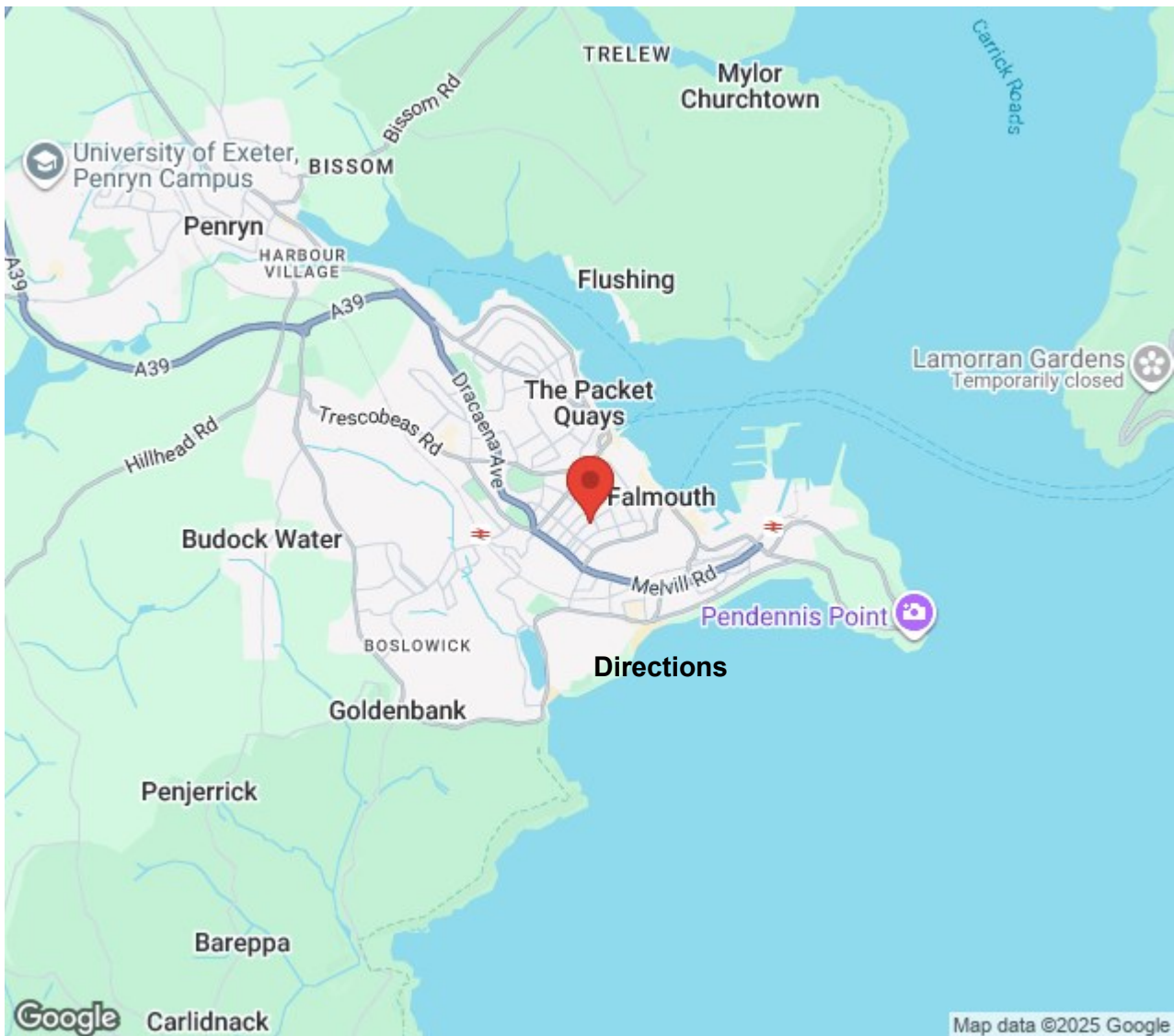
Contact us now to book a viewing of this property.

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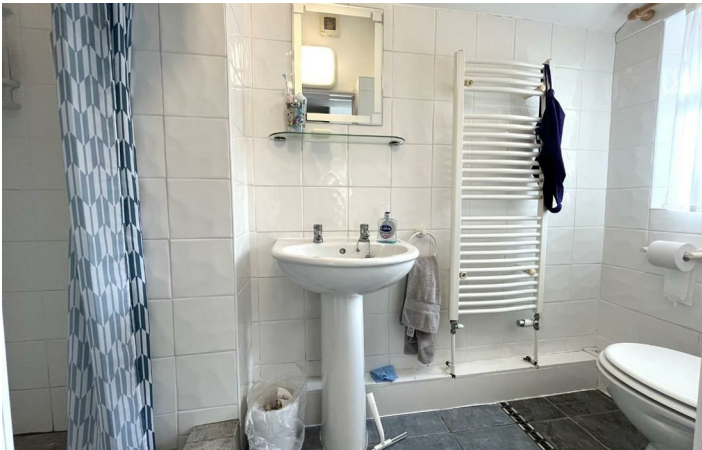
£2,600 Per month



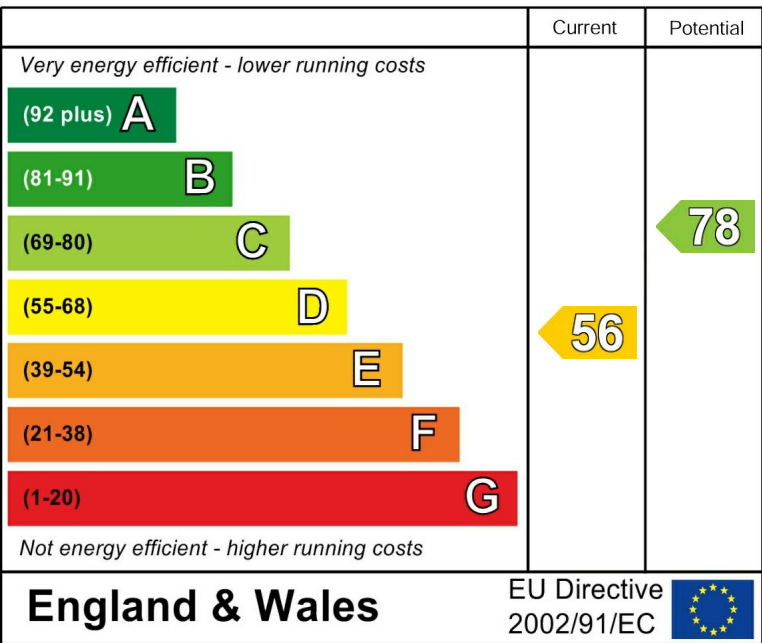
- 5 bedroom student property
- Generous accommodation
- Living room
- Spacious bedrooms
- Gas central heating
- Kitchen/dining room
- Rear courtyard



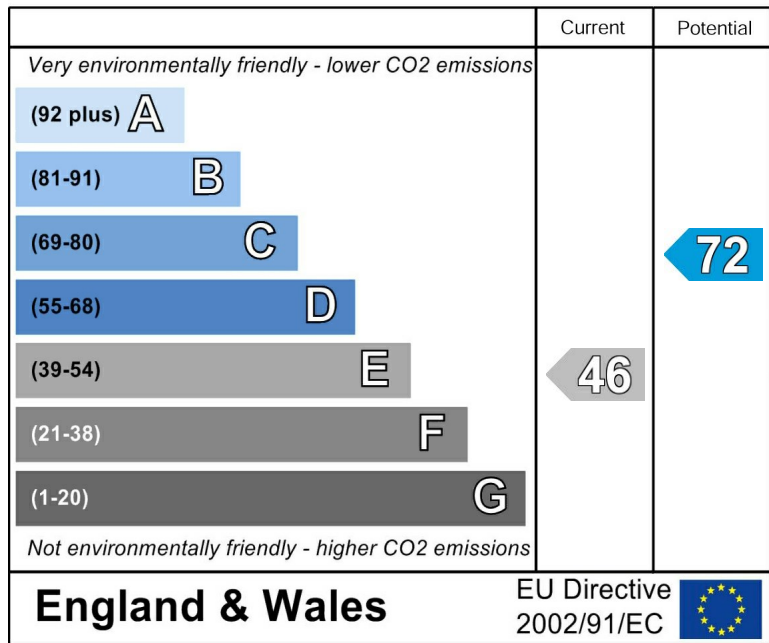
01326 315000



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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