



**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:

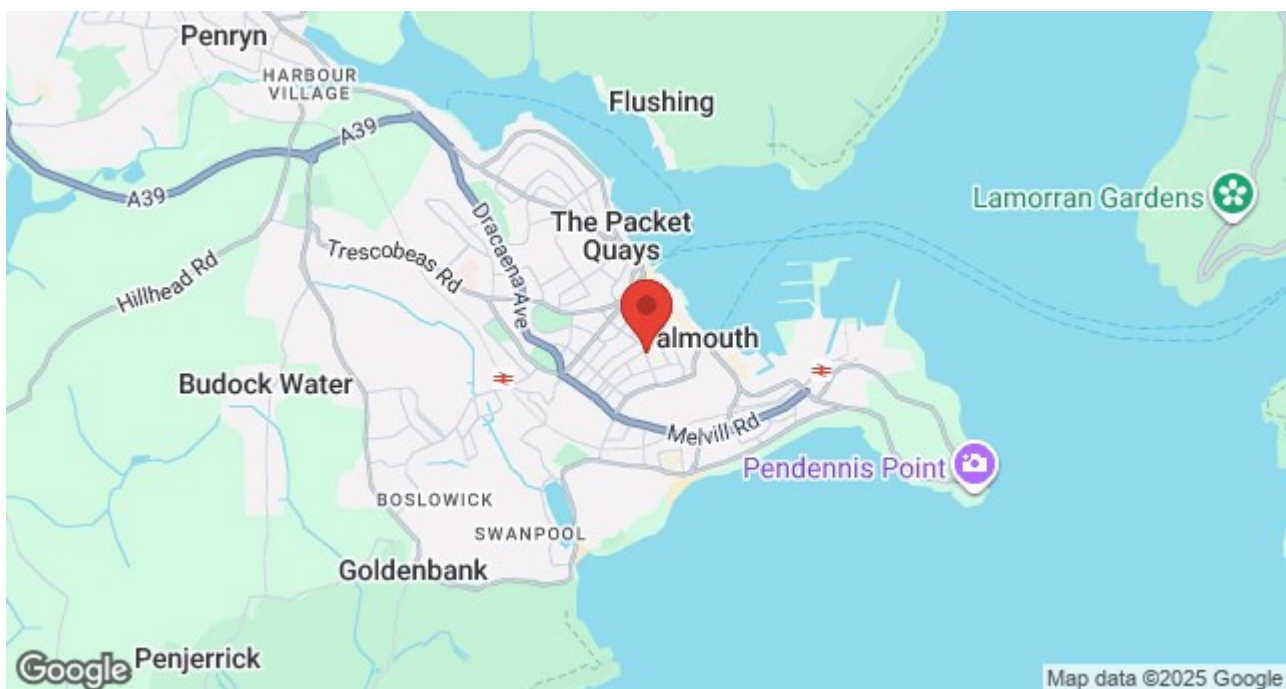
Three double bedrooms and one single bedroom, all well-proportioned with good natural light, a modern main bathroom with bath and basin, a separate wc and shower room for added convenience.

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.











GROUND FLOOR

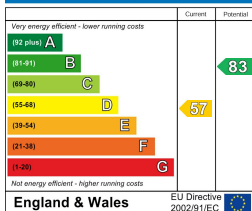


1ST FLOOR

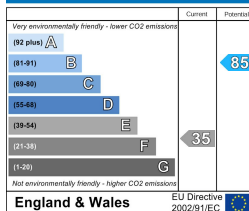
37 TRELAWNEY ROAD FALMOUTH TR11 3LT  
TOTAL APPROX. FLOOR AREA 144.2 SQ.M. (1552 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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