



**117 Killigrew Street, Falmouth, TR11 3PX**  
**£360,000**

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- 4 Bedroom Student HMO
- Investment Property
- Spacious accommodation
- Desirable location
- Rear Garden
- 2 Shower Rooms

## Calling Investors - 4 Bedroom Student Property

Unlicensed HMO property offering practical and spacious living accommodation.

This 4 Bedroom student property is located in the heart of Falmouth, just a short walk from amenities, public transport and the university,

The accommodation briefly comprises: Entrance hallway leading to two good sized double bedrooms. There is then a lovely spacious open plan living room/kitchen area which also leads onto a convenient downstairs shower room.

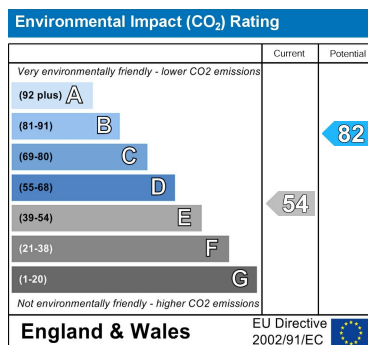
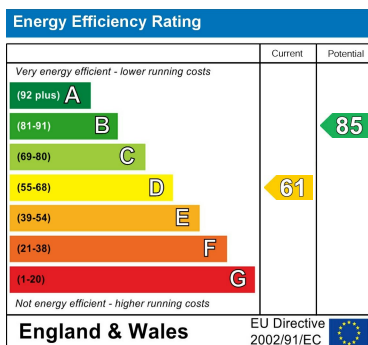
Upstairs there is a landing leading to two further double bedrooms and another shower room.

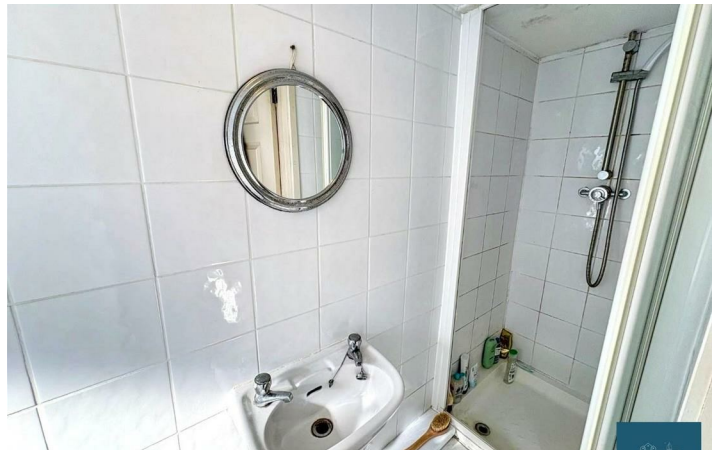
Externally, there is a rear garden with a lawn and courtyard area, as well as a garage.

Subject to the necessary consents, there could be potential to create an attic room and a double garage.

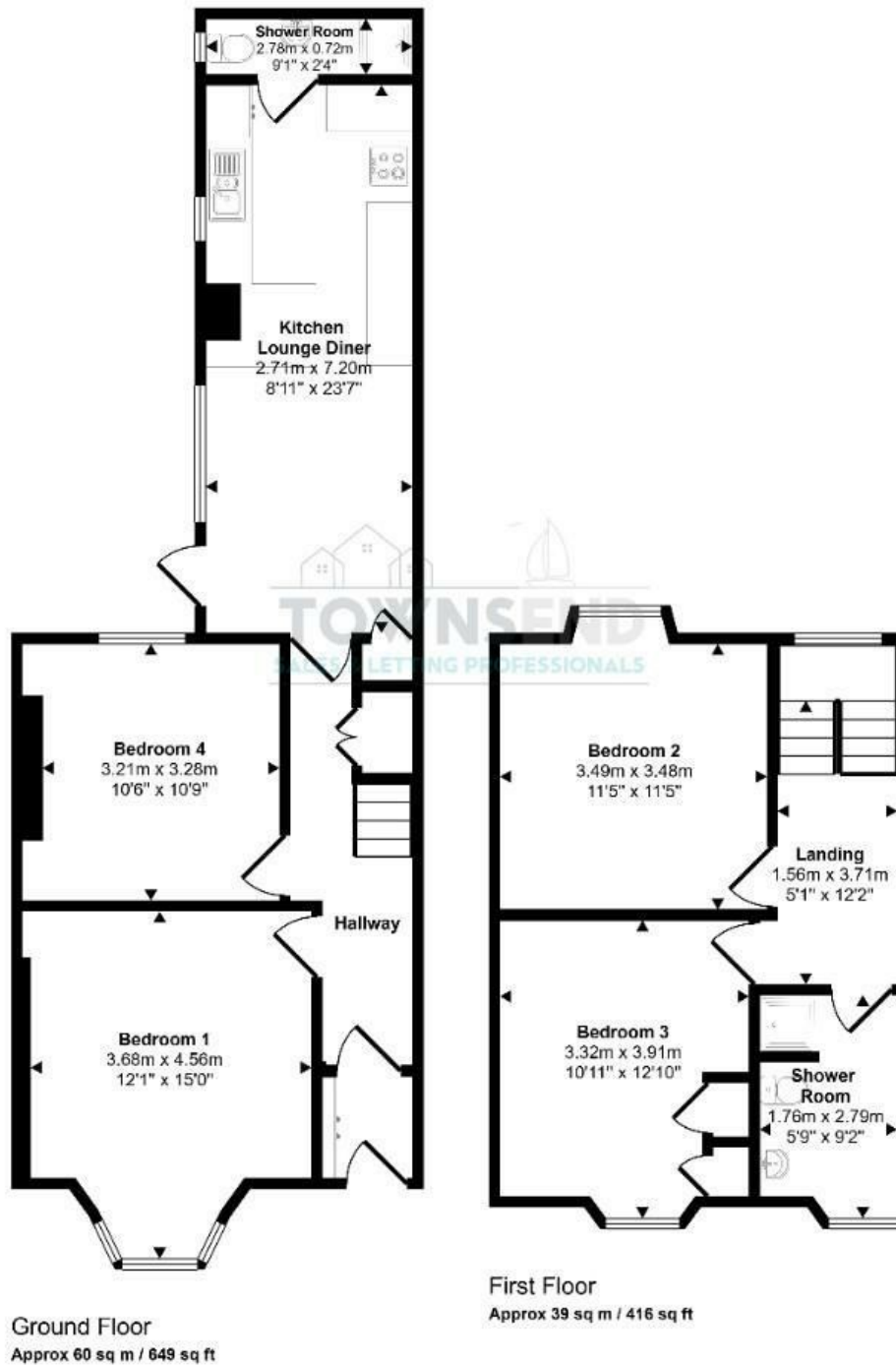
The property is currently let at £2140pcm until June. There is also a proposed tenancy set to commence from June at £2300pcm for the next academic year.

Contact us now to arrange a viewing.





Approx Gross Internal Area  
99 sq m / 1066 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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