



**Clifton Crescent
Falmouth
Cornwall
TR11**

Offers in Excess of £385,000

bettermove

Clifton Crescent Falmouth

Bettermove are proud to present this 5 bedroom end terraced house in Falmouth, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout.

The council tax band is C.

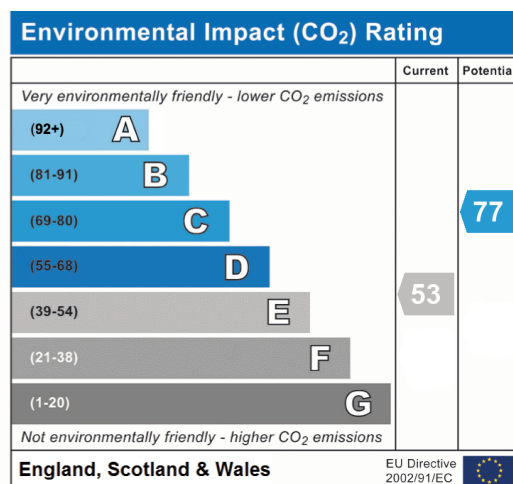
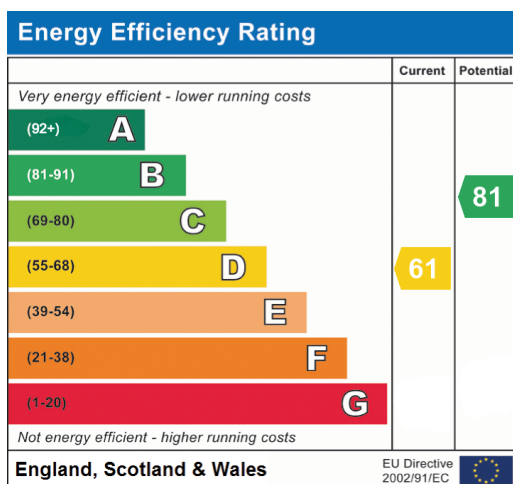
The interior of this well presented property comprises a large, modern white gloss open plan kitchen/dining room, two double bedrooms and bathroom on the ground floor. The first floor consists of the further three double bedrooms, modern bathroom and an en-suite. The exterior boasts a private rear garden, perfect for enjoying the summer months.

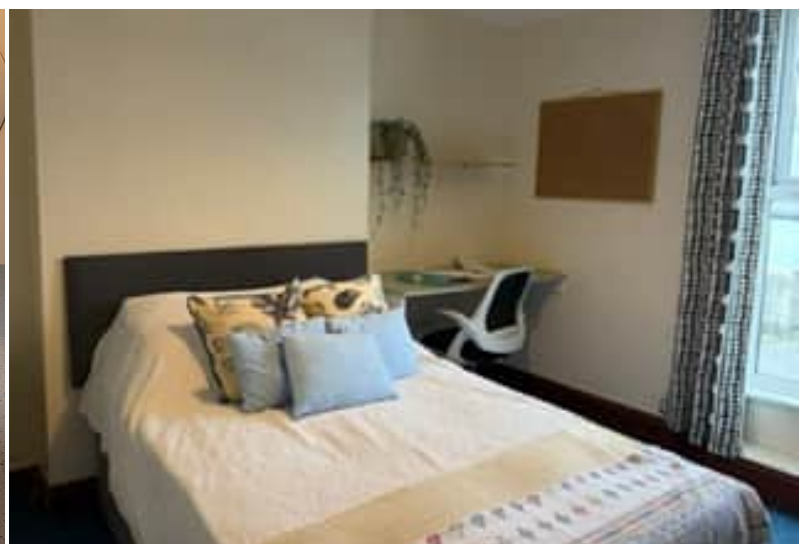
Located in the popular coastal town of Falmouth, the property is close to a range of amenities, including shops, supermarkets, restaurants, bars, and situated a 10 minute walk to 3 beautiful beaches. Excellent transport connections can be found from Penmere train station, a variety of bus routes and quick access to A39.

The property is approximately a 10 minute walk into Falmouth town centre, providing easy access to Marine School and the renowned Falmouth University for Arts. Penryn Campus (University of Exeter) is approximately a 10 minute drive or bus journey away, making the property particularly well positioned for the student rental market.

This exciting opportunity should not be missed, With a long established student letting history, proven demand, an HMO licence, this represents an attractive opportunity for an investor seeking an established student property in one of Cornwall's most popular university towns. All enquiries can be made through Bettermove.







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