



## 20 Waterloo Road, Falmouth

Guide price: £245,000 Freehold

Ideal investment property in the heart of Victorian Falmouth offering three rental rooms, a courtyard garden and a strong rental history.  
Alternatively perfect as a two bedroom home, close to the amenities of Falmouth and everything it has to offer.

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## THE PROPERTY

This three-bedroom Victorian home presents an excellent opportunity for both investors and owner-occupiers looking to move to the heart of Falmouth.

Currently let to three students for the 2025/2026 academic year, the property generates a gross annual income of £24,058 including bills, delivering an impressive yield of approximately 10%. Its prime location, close to Falmouth town centre, the seafront, and the university, makes it highly desirable for students and has historically proven extremely easy to let.

Alternatively, the property would make a wonderful home for a first-time buyer or anyone seeking to settle in Falmouth. At present, it is arranged as a two-bedroom property with a separate living room and kitchen. Subject to the necessary consents, a third bedroom could be created upstairs, offering an ideal family home in a central location.

We particularly like the enclosed rear walled courtyard garden, which benefits from gated access to a rear lane — perfect for secure bike storage or convenient access without needing to pass through the house.

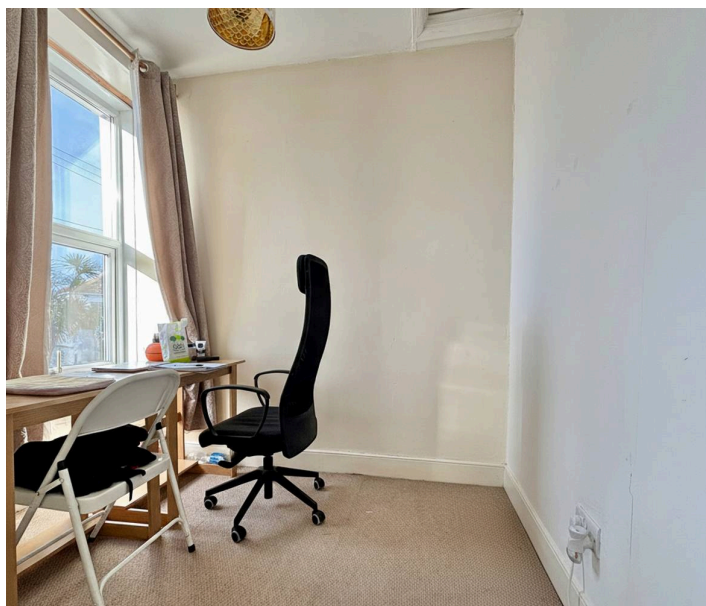
With its excellent location and strong rental history, this property represents a superb opportunity for buyers seeking a ready-made investment, or a fantastic family home available from summer 2026 once the current academic year and tenancy agreements have concluded

## THE LOCATION

The property is so convenient for accessing all that is lovely about Falmouth with pathways meandering from here, down to the town and harbourside, whilst the seafront and beaches are less than a mile away. The local 'Provedore' café/tapas bar is inspirational and the nearby 'Sea View Inn' is a must. Junior and secondary schooling facilities are nearby at King Charles and Trescobeas along with many faculties of the Combined University of Cornwall are within a few minutes walk along Woodlane. Convenience stores are close by at Albany Road. Falmouth town and harbourside hosts an eclectic mixture of national shops and independents, together with galleries showcasing local arts and crafts has created a new vibrancy to the harbourside and is a remarkable success with its quality food, fashion and sailing wear shops. The square hosts events throughout the year, such as Falmouth Classics, the Oyster Festival, the celebrations of Falmouth Week and the Sea Shanty Festival as well as many big-name attractions.

- Two/Three Bedroom Victorian Property.
- Excellent Investment Property or Family Home From Summer 2026
- Sold as a going concern - Tenants In Place For '25/'26 Academic Year
- 10% Gross Yield
- Sought After Location Between Town and Sea Front
- Courtyard Garden
- Character Features





#### ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Entering through a half opaque glazed UPVC front door into the.....

#### HALLWAY

Stairs rising to first floor with useful under-stairs cupboard. Wood effect laminate flooring. Fusebox and electricity meter. Thermostat. Radiator. Doors to bedroom one, living room and.....

#### KITCHEN

UPVC double glazed door and window leading out to the rear courtyard. Base cabinets with laminate worktop and stainless steel sink with chrome swan neck mixer tap. Electric oven with gas hob. Space for fridge freezer. Valliant gas combination boiler powering the gas fired central heating system. Tiled splashback. Laminate flooring. Extractor. Wooden door into.....

#### LIVING/DINING ROOM

UPVC double glazed window overlooking the rear courtyard. Original wooden cupboards bringing character to the room. Radiator.

#### BEDROOM ONE/LIVING ROOM

UPVC double glazed window to front aspect. Original fire surround and characterful wooden cupboards. Radiator.

#### LANDING

Wooden doors to bedrooms and bathroom. Space for washing machine and tumble dryer.

#### BEDROOM TWO

UPVC double glazed window to front. Character wooden fire surround. Doorway to study area with uPVC double glazed window to front. Two radiators.



BEDROOM THREE

UPVC double glazed window to rear. Radiator.

BATHROOM

UPVC opaque double glazed window to rear. W/C, hand wash basin with cupboard below and chrome mixer tap along with a tiled splashback. Electric corner shower with panelled surround. Laminate flooring. Radiator. Extractor. Loft access.

REAR COURTYARD

Easterly facing courtyard with stone walled surround. Wooden gate to road giving rear access, handy for bikes or paddle boards. Outside tap.

AGENTS NOTE

Sold As A Going Concern - Tenants In Place For '25/'26 Academic Year with a current gross yield of £24,058 per annum including bills.

Services: Mains electricity, gas, water & drainage

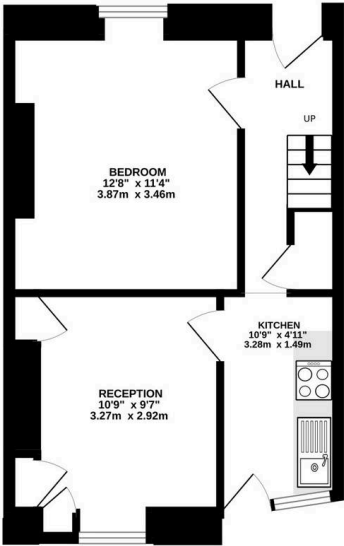
Council Tax band: B

Tenure: Freehold

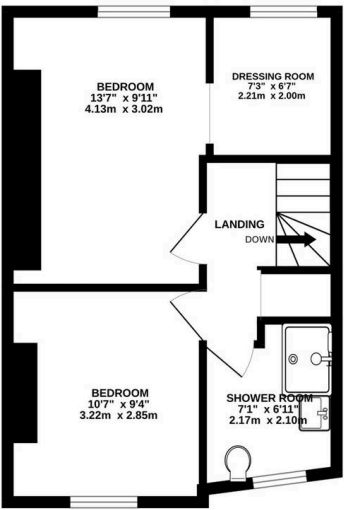
EPC Energy Efficiency Rating: D



GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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