



19 Waterloo Road, Falmouth

Guide Price £335,000



Heather & Lay  
*The local property experts*

- Highly Desirable Location
- Close Proximity To Town
- Three Bedrooms
- Opportunity To Create A Lovely Family Home
- Currently Let As A Three Bedroom HMO Until June 2026 At A 7% Yield
- Open Plan Kitchen/Dining Room
- Original Features
- Courtyard Garden

Council Tax band: B

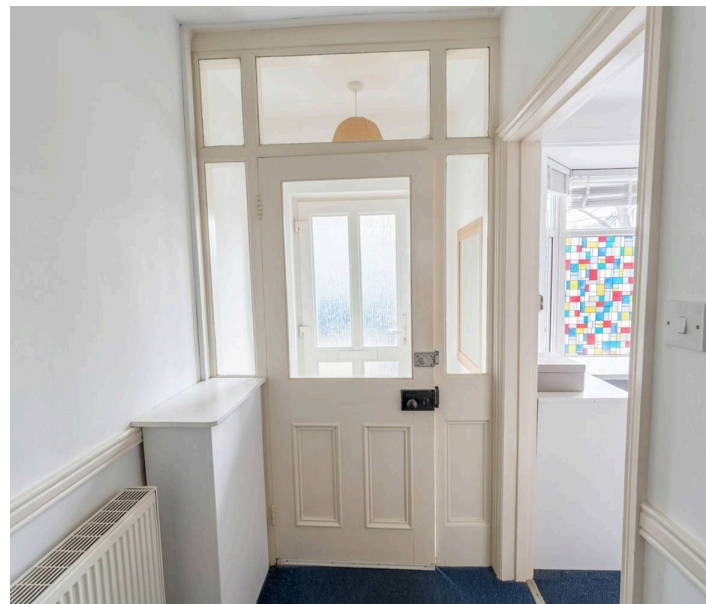
Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES; mains electricity, gas, water & drainage

### THE PROPERTY

The setting and good proportions of this detached property makes it a valuable and sought after home for families as well as discerning students. Our clients are seasoned, professional owners of several Falmouth investment properties. Their retirement, or at least a desire for winding down a little, results in the availability and opportunity to buy number 19, currently let to students until June 2026, but would also make a fantastic family home. Currently let on a £23,000 per annum rent and offering a 7% yield. To us, this would so obviously be an ideal opportunity to be turned back into a family home with two large double bedrooms, a smaller bedroom/office and a family bathroom upstairs with a separate front living room and large kitchen/diner downstairs with access onto the courtyard. The courtyard can also be accessed from the side, handy for bikes and paddle boards to save going through the house. Located close to Falmouth town with all the amenities, shops and restaurants in a highly desirable location, this is not one to miss!





## 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 'Providore' 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 Trescobas and 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.

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

To the front there is a walled front area perfect for bin storage and a metal gate giving side access to the rear. Concrete steps with metal railings to front door. Entering through a opaque double glazed uPVC front door into the...

## HALLWAY

Original, glazed wooden partition with door to main hallway. Ideal spot for shoes and coat storage. Stairs rising to first floor. Radiator. Fusebox. Original wooden doors to living/bedroom and.....

## DINING/LIVING SPACE

uPVC double glazed window to rear. Built-in cupboard/shelf unit. Under stairs cupboard containing Glowworm gas combination boiler powering the gas fired central heating system. Thermostat. Radiator. Double glazed wooden doors to kitchen.....





#### **KITCHEN**

uPVC double glazed windows to either side of a uPVC partially opaque glazed door to rear courtyard. Base and eye level units with laminate worktop and stainless steel sink with chrome tap. Tiled splashback. Electric oven and hob with extractor. Space for white goods. Wood effect laminate flooring. Radiator.

#### **LIVING ROOM/BEDROOM**

uPVC double glazed bay window with obscuring film. BT fibre broadband point. Radiator.

#### **FIRST FLOOR**

##### **LANDING**

Skylight. Original wooden doors to bedrooms and bathroom.

##### **BEDROOM ONE**

uPVC double glazed window to front. Radiator.

##### **BEDROOM TWO**

uPVC double glazed window to rear. Radiator

##### **BEDROOM THREE**

uPVC double glazed window to front. Radiator.

##### **BATHROOM**

uPVC opaque double glazed window to rear. Three piece white suite comprising WC, hand wash basin with chrome taps and bath with electric shower over. Tiled wet areas. Tile effect laminate flooring. Radiator. Extractor.





## OUTSIDE

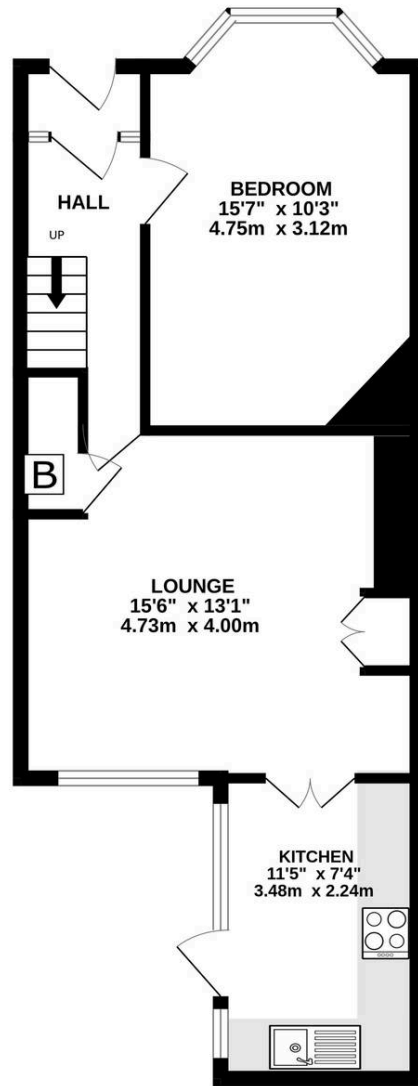
Walled courtyard with side access and flower bed.

## AGENTS NOTE

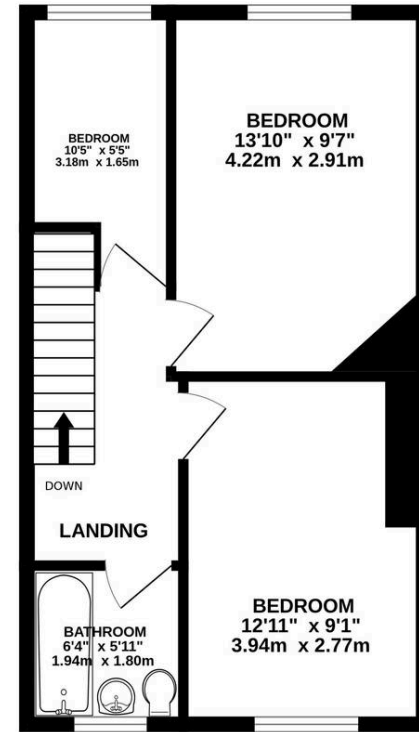
This is sold with an on going concern with tenants in situ until June 2026. If this were to be purchased with a residential mortgage, exchange and completion would need to be after the tenants have moved out in June.

Historical, Clear Class A Muncie report dated 2003.

GROUND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 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.  
Made with Metropix ©2026

Heather & Lay  
*The local property experts*



## Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay  
*The local property experts*