



19 Waterloo Road, Falmouth

Guide Price £299,000



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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

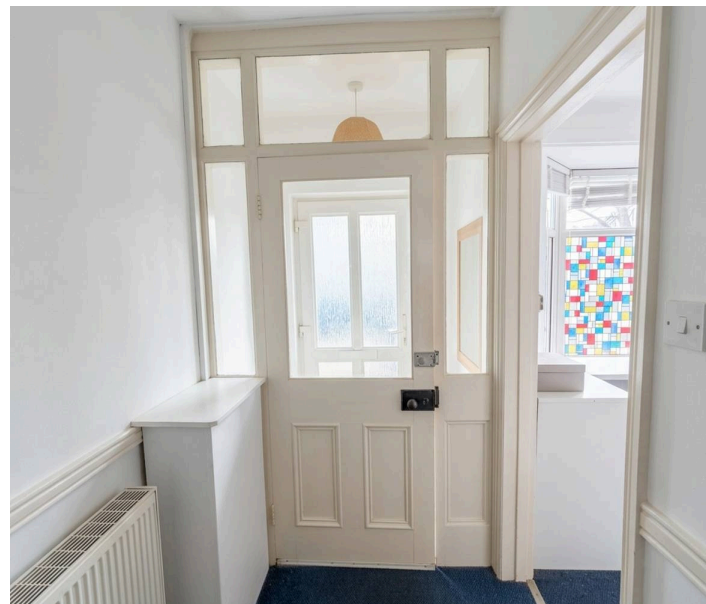
Tenure: Freehold

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 Trescobeas 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

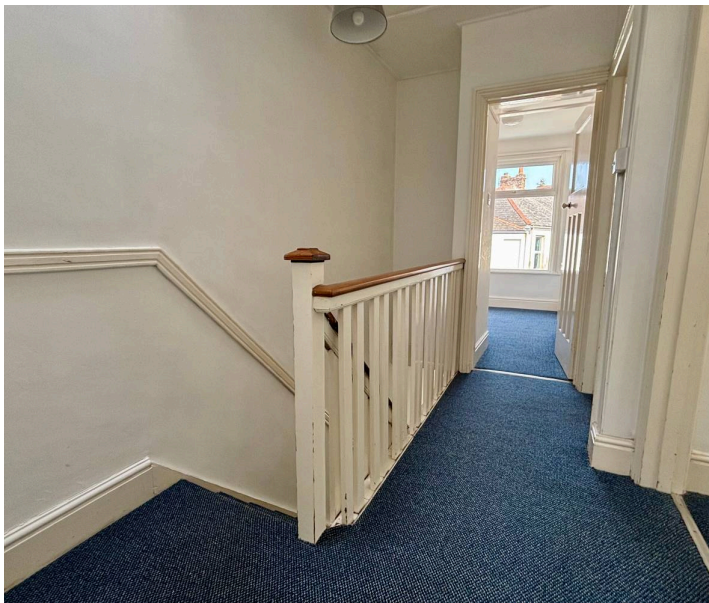
uPVC double glazed window to rear. Radiator

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 Mundic report dated 2003.

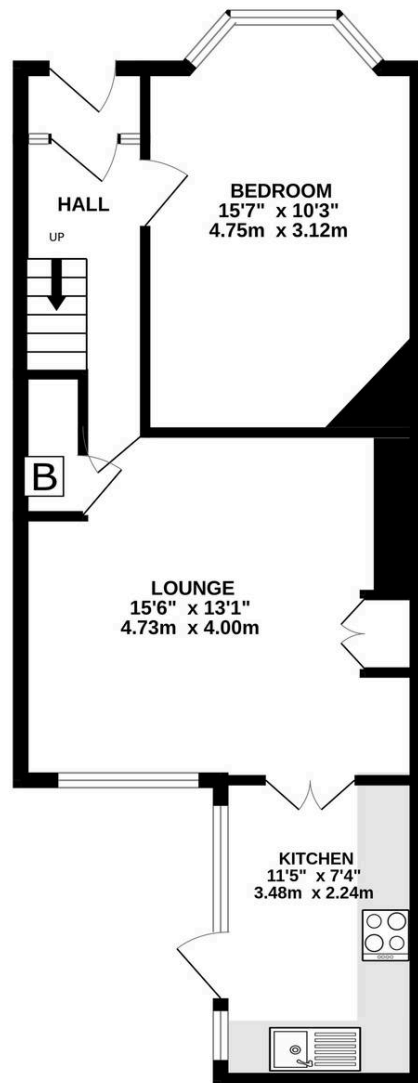
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

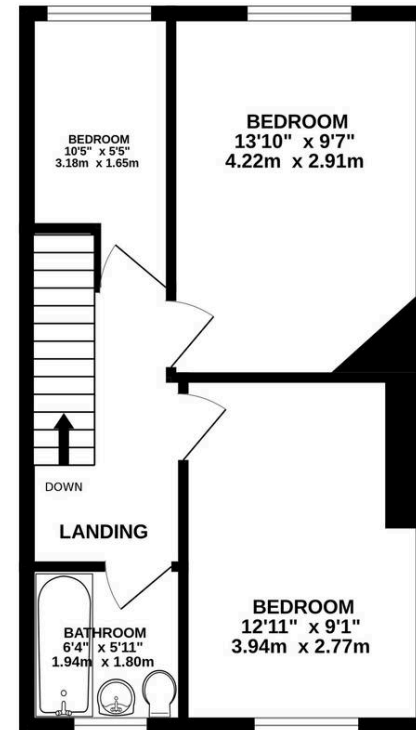
PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

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



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



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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.
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