



**Description**

A fully licensed and well maintained end of terrace eight bedroom HMO, with accommodation set over three floors, situated in close proximity of Penzance town centre, the mainline railway station and having the benefit of sea views from the first and second floors. The property offers a tremendous investment opportunity, currently generating £35,040pae, with the potential for rooms 7 & 8 to be individually let in order to provide an income of circa £40,000pae.

**Situated**

Lescudjack Road enjoys an elevated position in close proximity of Penzance town centre, the mainline railway station & the A30, offering glorious sandy beaches, along with the Promenade and Lido. Penzance is a thriving coastal town, offering a range of bespoke shops, art galleries, cafes and recreational facilities.

**Ground Floor**

Entrance porch, hallway, communal sitting room, kitchen, shower room, boiler room, bedroom one with en-suite shower room, bedroom two.

**First Floor**

Landing, four bedrooms, bathroom and separate WC.

**Second Floor**

Landing, two bedrooms and storage room.

**Outside**

Courtyard garden and bin storage.

**Viewings**

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.

**EPC Rating**

E



**Council Tax Band**

D

