



**Chatley House
Berkeley Vale
Falmouth
Cornwall
TR11**

Offers in Excess of £360,000

bettermove

Berkeley Vale

Falmouth

Bettermove are proud to present this 3 bedroom semi detached house, currently converted into two separate flats, 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, and gas central heating throughout, with off street parking available.

Each flat has a separate EPC rating, this can be provided upon request.

The council tax bands for both flats are A.

Both flats are beautifully presented throughout, and both comprise a spacious living room, fitted kitchen, one double bedroom, and a shower room. The top floor flat also benefits from an additional study room.

Located in the popular coastal town of Falmouth, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport connections can be found from Penmere, and Falmouth Town Train Stations, a variety of local bus routes, and quick access to the A39.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





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