



**Quarry Hill  
Falmouth  
Cornwall  
TR11 2BP**

**Offers in Excess of £540,000**

**bettermove** 

# Quarry Hill Falmouth

Bettermove are pleased to present this exciting six bedroom HMO property with ground floor commercial unit for sale in Falmouth, available with no forward chain.

The property is being sold as one freehold title. The HMO is fully tenanted for 11 months of the year - rental yields can be obtained through Bettermove. The council tax band is B.

The interior of the residential unit comprises a dining kitchen, conservatory, five bedrooms with an en suite shower room to the master and two communal bathrooms on the first floor. The ground floor consists of one bedroom with an en suite. The commercial unit is made up of a restaurant dining area, kitchen, store and WC.

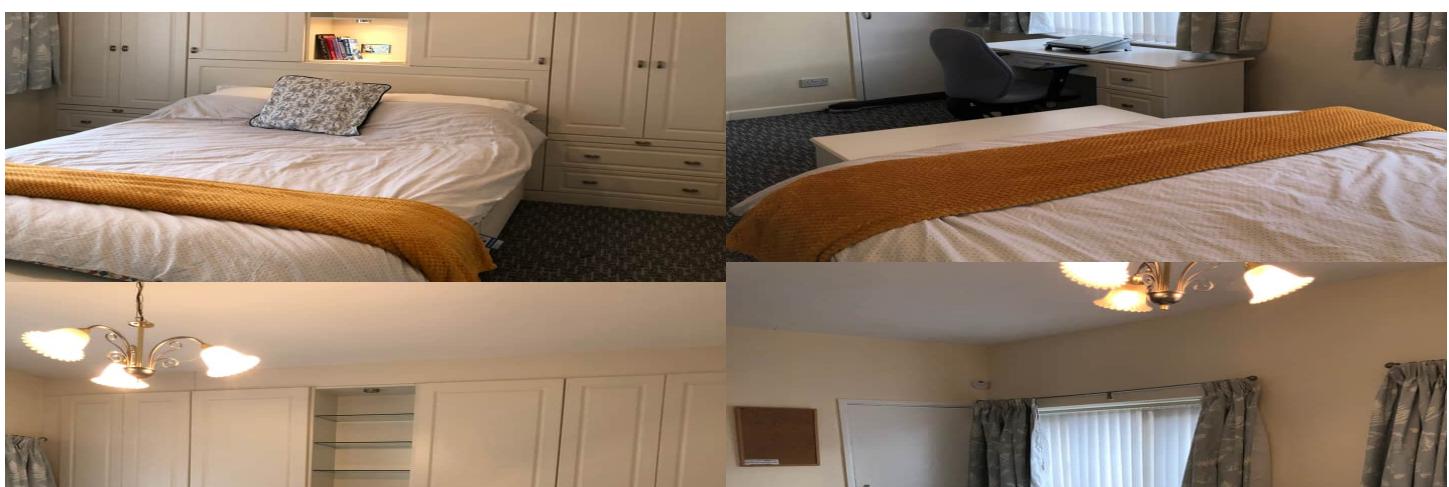
Located on a popular high street in Falmouth, the property is nestled among a range of other local amenities, including shops, supermarkets, pubs and cafes. Transport connections can be found from the A39, Penmire and Falmouth Town rail stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

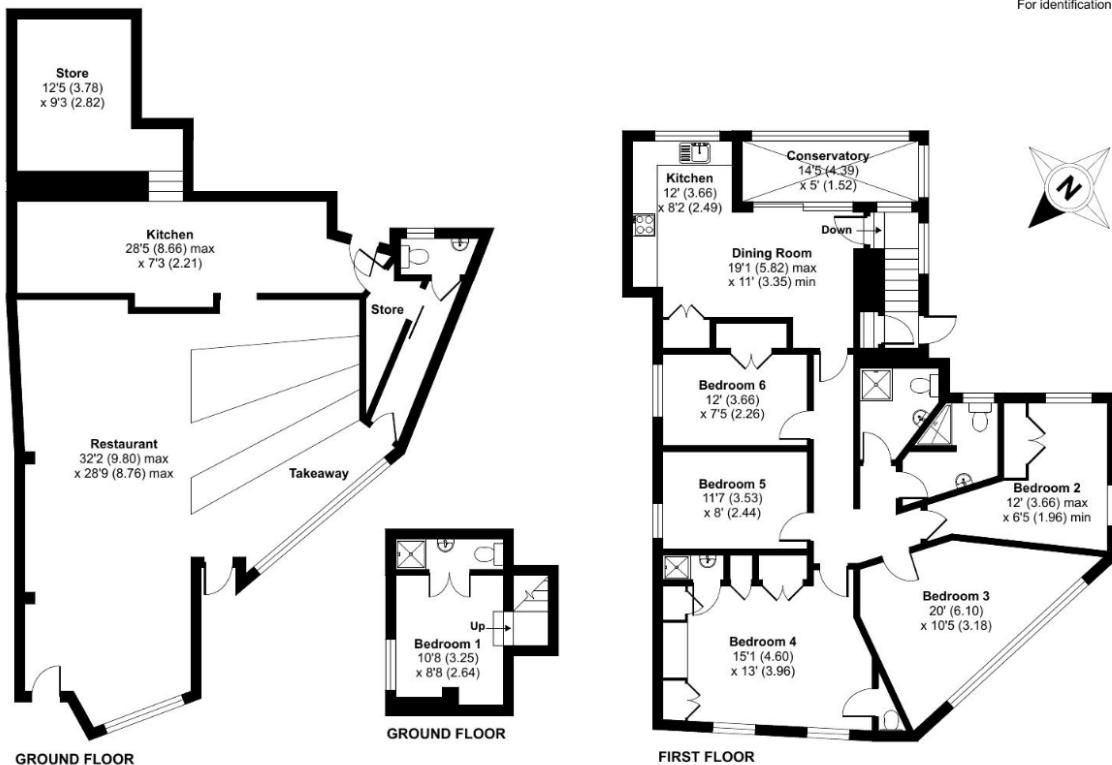
The exclusivity fee is returned to you upon successful completion of the property.



# Quarry Hill, Falmouth, TR11 2BP

Approximate Area = 2707 sq ft / 251.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchecom 2022.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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