



## Post Office House , Lanner, TR16 6HD

We are pleased to offer this beautifully presented 3 bedroom house in this lovely village location. With garage for storage and parking for several vehicles as well as a garage, this will make a lovely family home.

Newly refurbished with air source heat pump as well as all new décor and flooring throughout.

ground floor reception room, modern fitted kitchen with space for washing machine, dishwasher and fridge/freezer. Integrate oven, hob and extractor. French doors to small courtyard garden.

Main lawned garden to side of property, along with the garage and parking.

Upstairs are two double bedrooms and third room which would make a good office/nursery/craft room.

Shower room with WC and hand wash basin.

Air source heat pump. Mains water, sewerage, electricity. Council tax Band C. EPC rating C.

Available now. One pet may be considered. Deposit £1380.00

OFCOM states: Mobile coverage: EE, O2 and Vodafone - good - outdoor only. Three- variable - outdoor only. Broadband Coverage: up to 1000MBPS

**£1,200**

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[Directions](#)



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	92
(81-91) B	76
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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