



Higher Pennance Lanner, TR16 5TU

We are pleased to offer this self contained annexe in this lovely peaceful location.

The property is an "upside down" layout, taking advantage of the views afforded from the first floor.

Parking at the front for one car. Garden area to the side.

The accommodation comprises, entrance porch, with coat rack and space for shoes.

Entering the ground floor you have the bedroom area which has a range of hanging rails tucked beneath the stairs. There is also a cupboard housing the hot water tank with space for linen.

There is also a modern shower room on this level.

Upstairs you have an open plan kitchen/living room, the area is divided by the stairs.

The kitchen has a range of modern units, integrated washing machine, slimline dishwasher, oven, hob and extractor. There is also a free standing fridge/freezer.

The living space has a triple aspect with views over the valley to the south and the west.

Water is included in the rent. Council Tax Band A. Broadband included average speed 18MBPS. The property is available from Mid March for SINGLE OCCUPANCY ONLY. EPC rating D57. No children. Deposit £830.00.

OFCOM states: Mobile service - Vodafone, Three and O2 good outdoor, variable in home. EE - good outdoor.

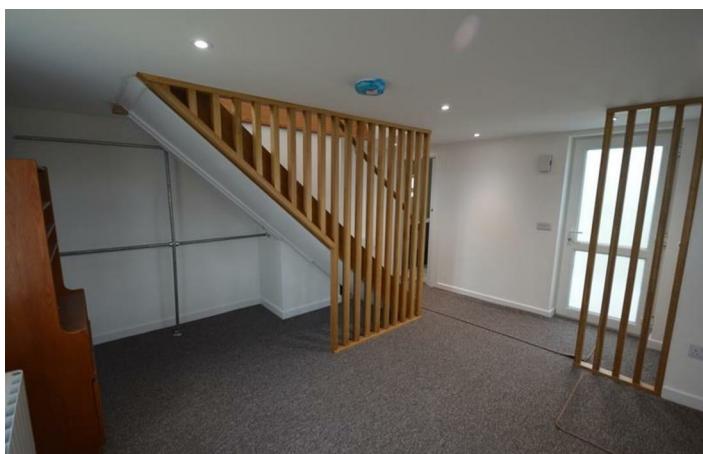
£720 PCM

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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	
	Current
Very energy efficient - lower running costs	Potential
(92 plus) A	
(81-91) B	
(70-80) C	77
(55-64) D	
(39-54) E	57
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	
(81-91) B	
(70-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	