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## **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 25<sup>th</sup> September 2025**



**CHAPEL TERRACE, ST. MAWES, TRURO, TR2**

**H Tiddy**

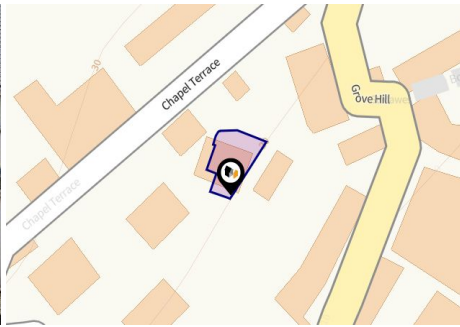
Manor Office, The Square- St Mawes, Truro, Cornwall, TR2 5AG

01326270212

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<https://www.htiddy.co.uk/>





## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.04 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,460  
**Title Number:** CL221535

**Tenure:** Freehold

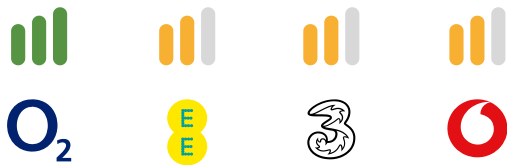
## Local Area

**Local Authority:** Cornwall  
**Conservation Area:** St Mawes  
**Flood Risk:**  
 • Rivers & Seas: Very low  
 • Surface Water: Very low

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)



**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



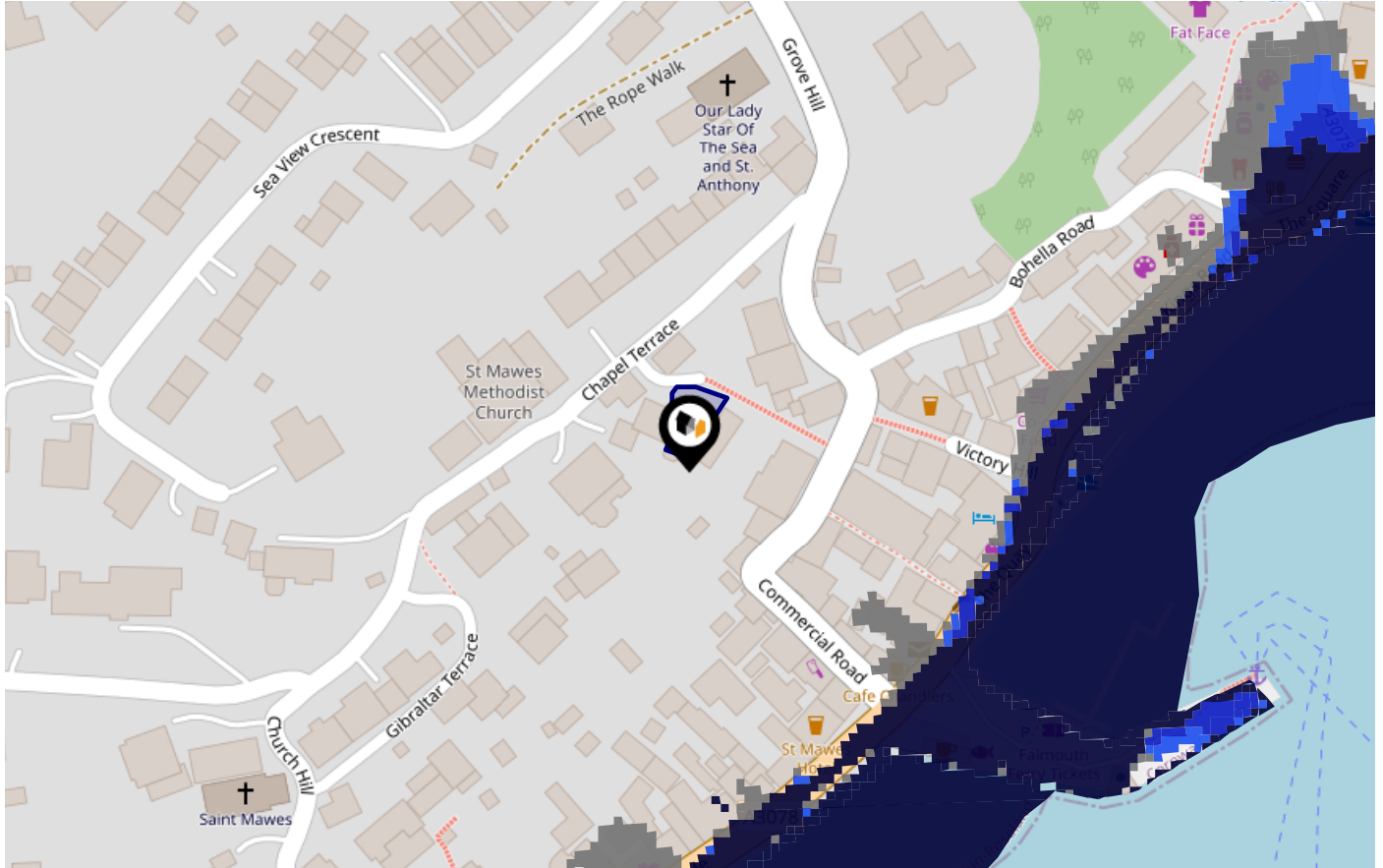
Planning records for: *Chapel Terrace, St. Mawes, Truro, TR2*

<b>Reference - PA19/01640</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th February 2019
<b>Description:</b> Ground floor extension, internal alterations and first floor bay window extension and balcony on south-west elevation.
<b>Reference - PA15/02805</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd March 2015
<b>Description:</b> Ground floor extension, re build hip end wall and external and internal alterations with the inclusion of an additional balcony on the south west elevation
<b>Reference - PA19/03846</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th May 2019
<b>Description:</b> Ground floor extension, internal alterations and balcony on southwest elevation

# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

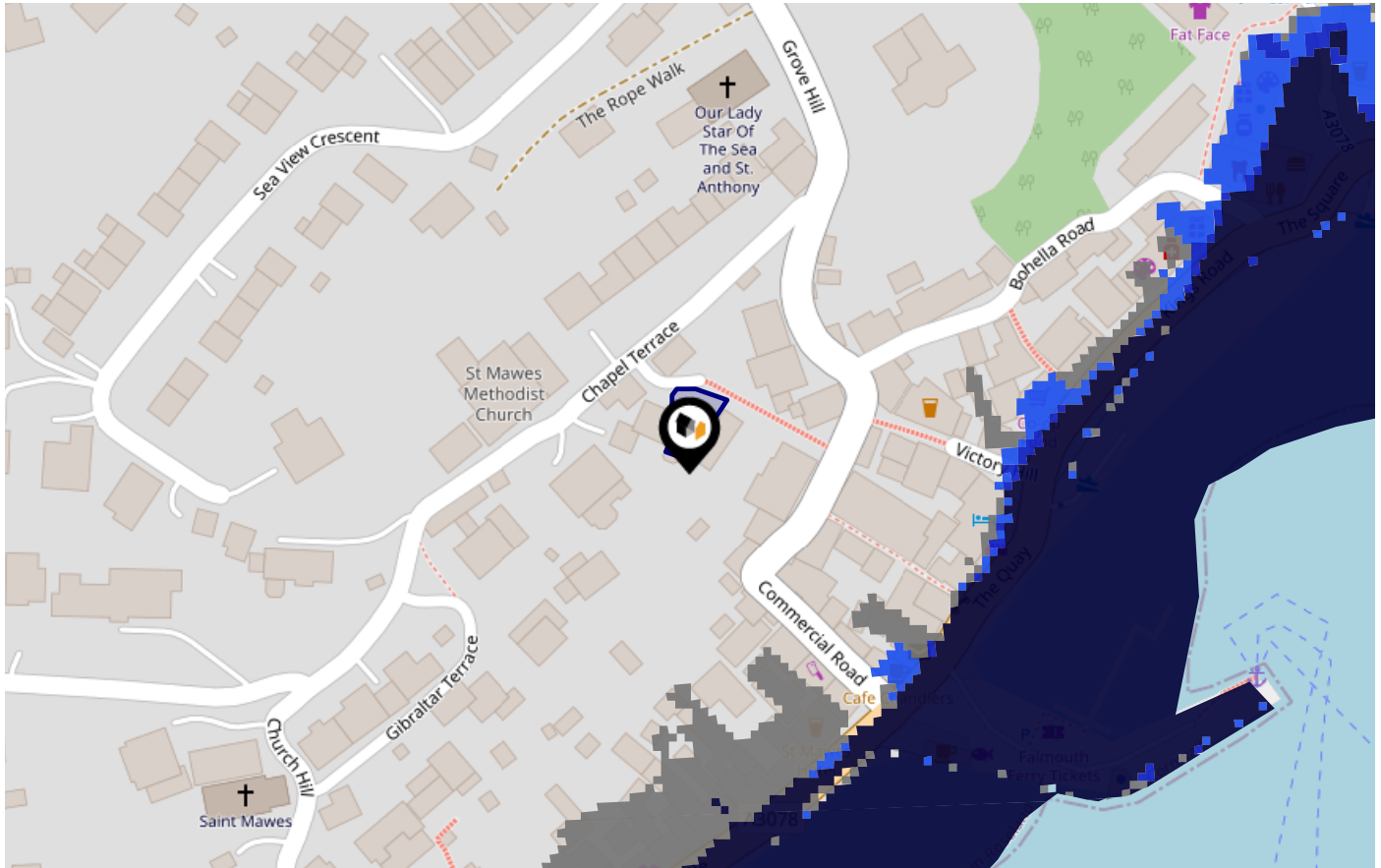
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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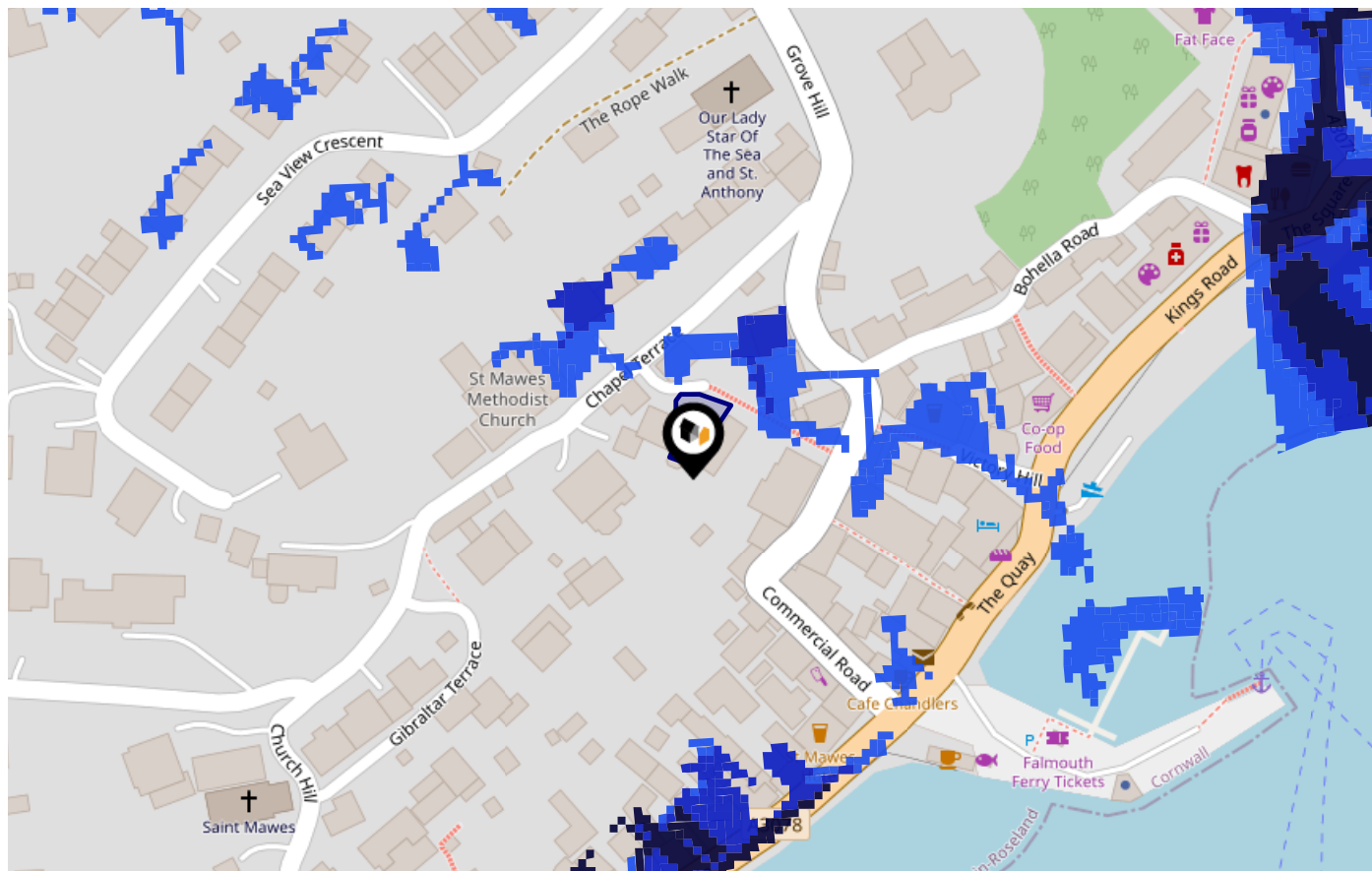
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

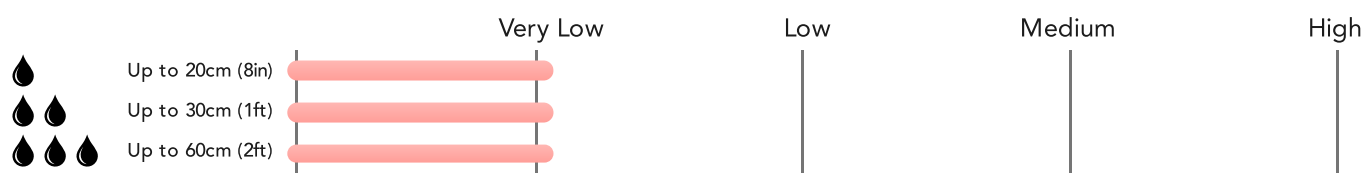


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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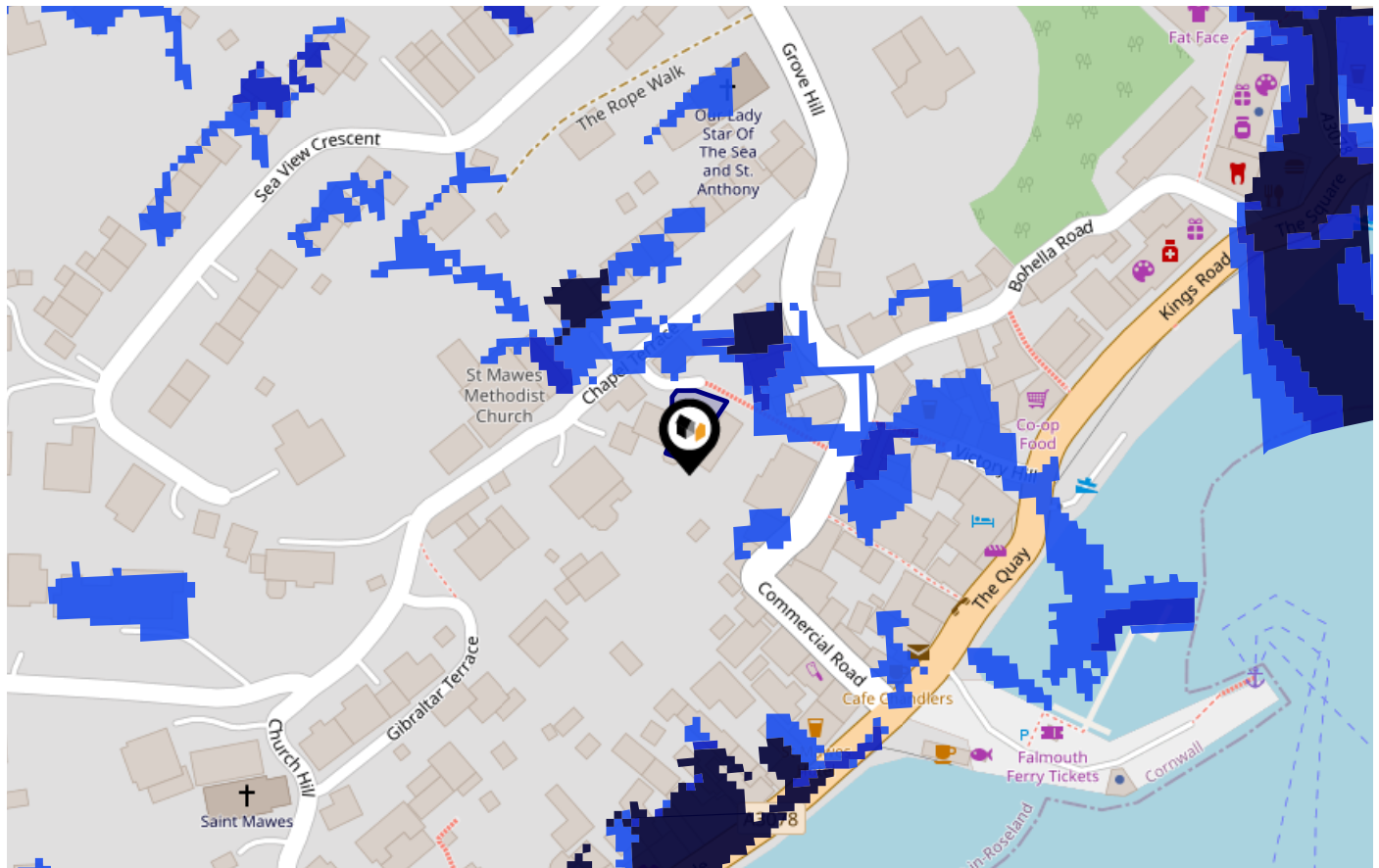
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



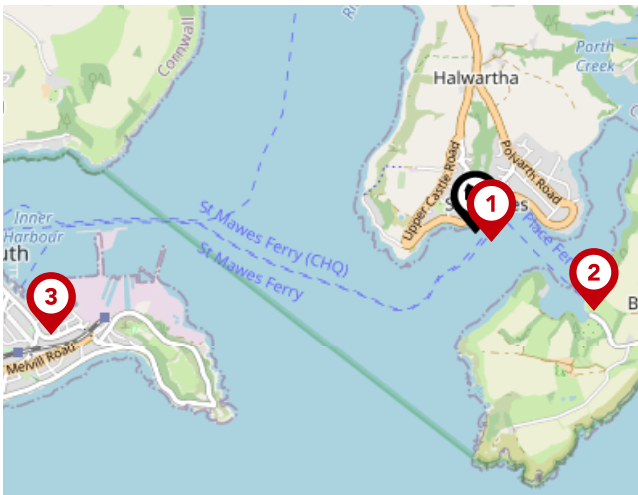
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Car Park	0.11 miles
2	Polvarth Estate	0.28 miles
3	Freshwater Lane	0.34 miles
4	St Mawes Garage	0.6 miles
5	Buckeys Lane	0.42 miles



### Ferry Terminals

Pin	Name	Distance
1	St Mawes Ferry Landing	0.09 miles
2	Place Ferry Landing	0.68 miles
3	Falmouth Ntl Maritime Museum Ferry Landing	2.07 miles



## H Tiddy

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The Roseland Peninsula and surrounds is hugely diverse with a correspondingly wide variation in property values. Our detailed knowledge of hyper-local price differences sets us apart. We have a high local market share, an extensive database of local properties and an unparalleled understanding of why a particular price was achieved.

We market our properties on all the major portals and have invested in the latest digital marketing systems. We pride ourselves on the standard of our photography and offer interactive virtual tours, presenting your property in the best possible light.

Our customer service reviews speak for themselves. Buying and selling a property can throw up challenges and our very experienced staff are well equipped to help solve issues as they arise. We strive to achieve good communication and make sure all parties are informed, helping to k

### Testimonial 1



H Tiddy have been exceptional with the handling of my property sale. Harriette and Gail have both been very professional advising me on a regular basis regarding prospective buyers being granted access to the property and checking that the dates and times were acceptable. Highly recommend this company.

### Testimonial 2



Tiddy's have just completed the sale of a property on my behalf. From start to finish they were professional, helpful, responsive and friendly. I felt in safe and experienced hands. They more than exceeded my expectations.

### Testimonial 3



Great service. Gail and Harriette were helpful, responsive, professional and friendly. Harriette was instrumental in helping us secure an excellent purchase of our property.



# H Tiddy

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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