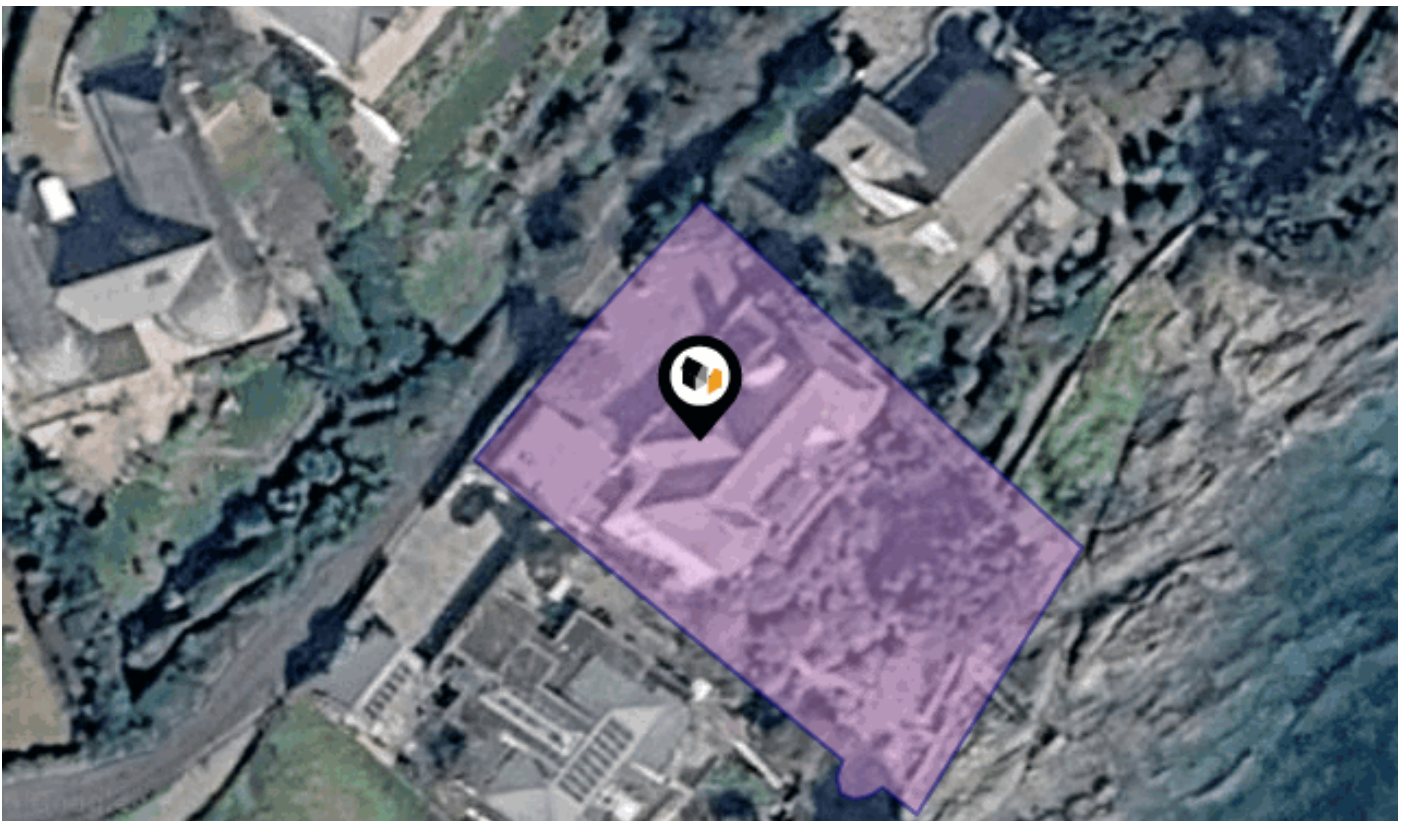




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Sunday 17th May 2026



40, LOWER CASTLE ROAD, ST. MAWES, TRURO, TR2

H Tiddy

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

01326270212

sales@htiddy.co.uk

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





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	3,659 ft ² / 339 m ²		
Plot Area:	0.34 acres		
Year Built :	1962		
Council Tax :	Band H		
Annual Estimate:	£5,182		
Title Number:	CL93786		

Local Area

Local Authority:	Cornwall	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:		16	52	-
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			



Mobile Coverage:
(based on calls indoors)



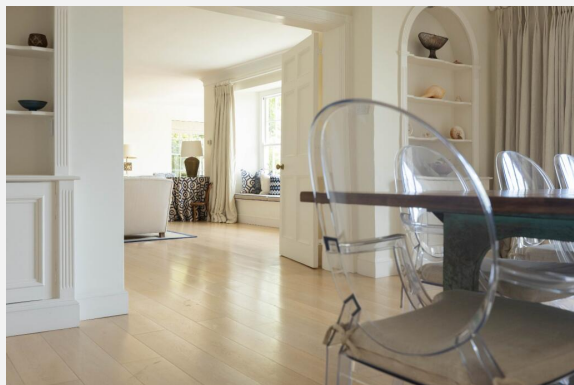
Satellite/Fibre TV Availability:

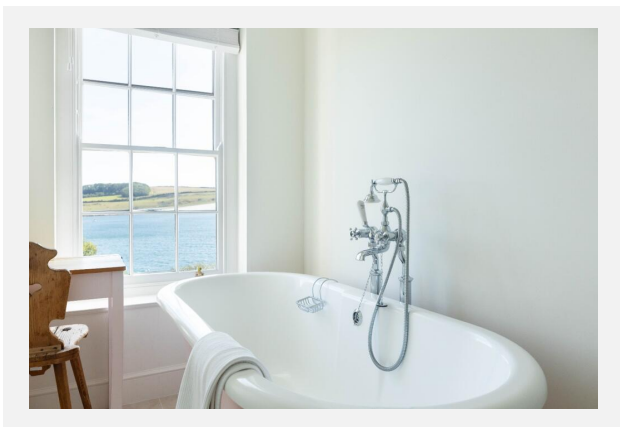


Planning records for: *40, Lower Castle Road, St. Mawes, Truro, TR2*

Reference - PA16/02240
Decision: Decided
Date: 09th March 2016
Description: Proposed rear extension, first floor balcony structure and proposed roof alterations to former dormer windows and attic bedrooms
Reference - PA19/03455
Decision: Decided
Date: 23rd April 2019
Description: Proposed rear extension, first floor balcony structure and proposed roof alterations to form dormer windows and attic bedrooms
Reference - PA15/10608
Decision: Decided
Date: 13th November 2015
Description: Proposed projecting terrace and summerhouse
Reference - PA15/08737
Decision: Decided
Date: 17th September 2015
Description: Proposed conversion of part of detached garage to annexe, with juliette balcony on South East elevation, to provide ancillary accommodation to main house







St. Mawes, TR2

Energy rating

E

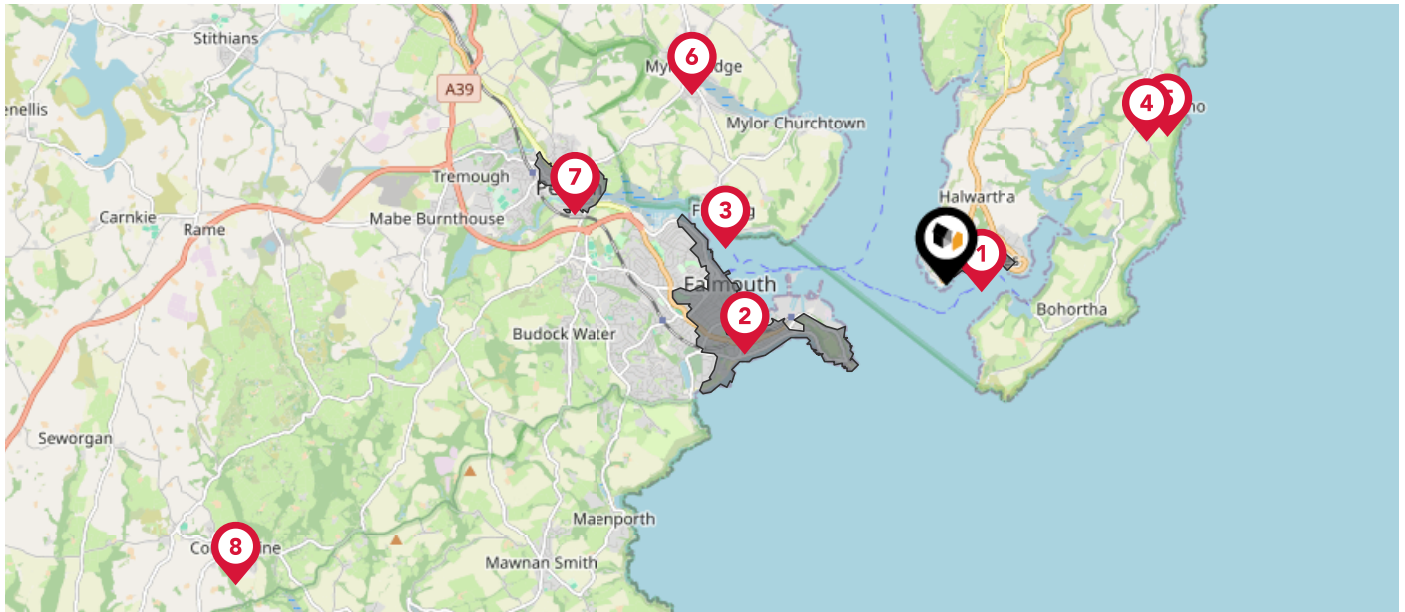
Valid until 01.04.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 c
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Glazing Type:	Not defined
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric underfloor heating
Main Heating Controls:	Temperature zone control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	317 m ²

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  St Mawes
-  Falmouth
-  Flushing
-  Gerrans
-  Portscatho
-  Mylor Bridge
-  Penryn
-  Constantine

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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- 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

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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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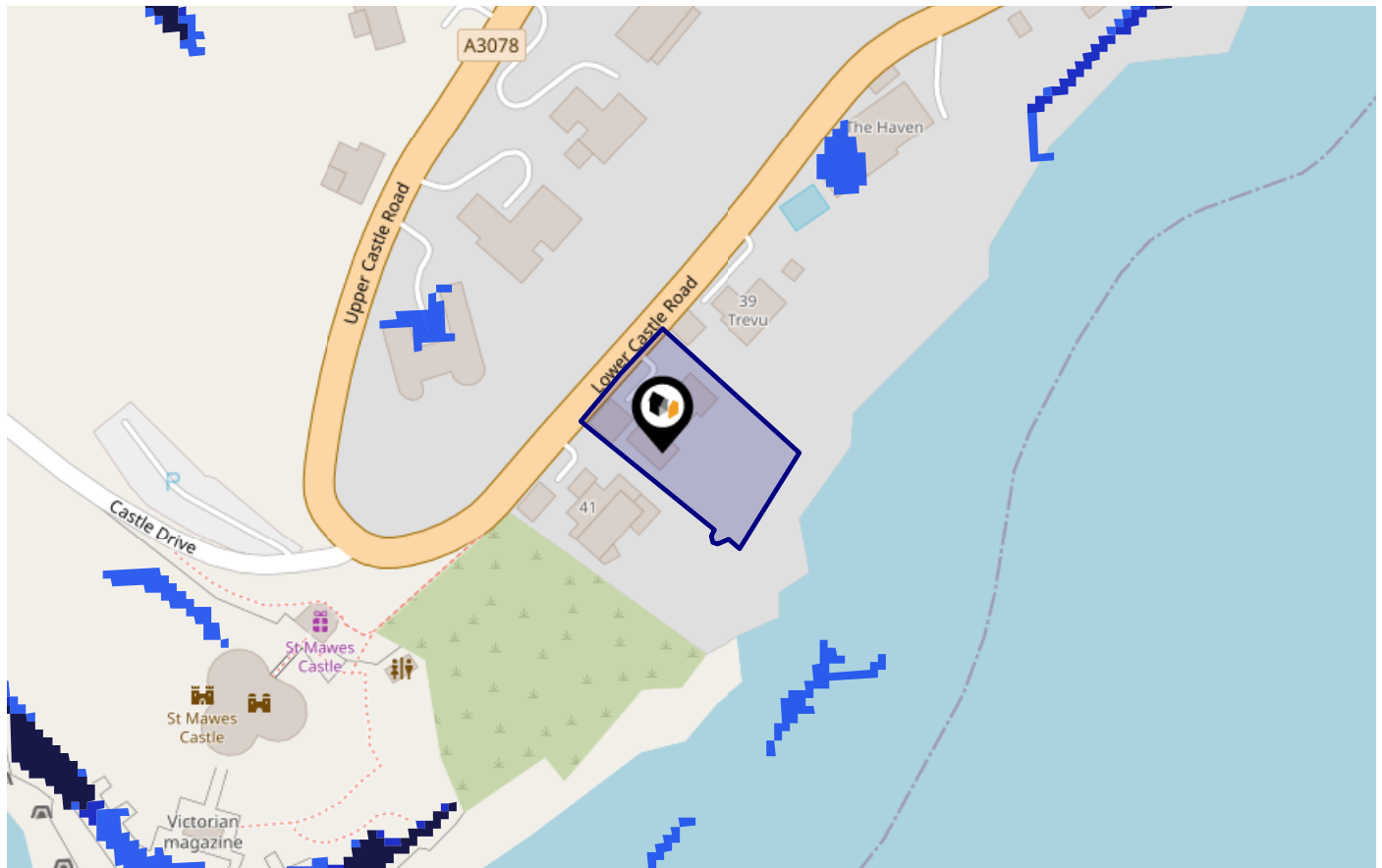
Chance of flooding to the following depths at this property:



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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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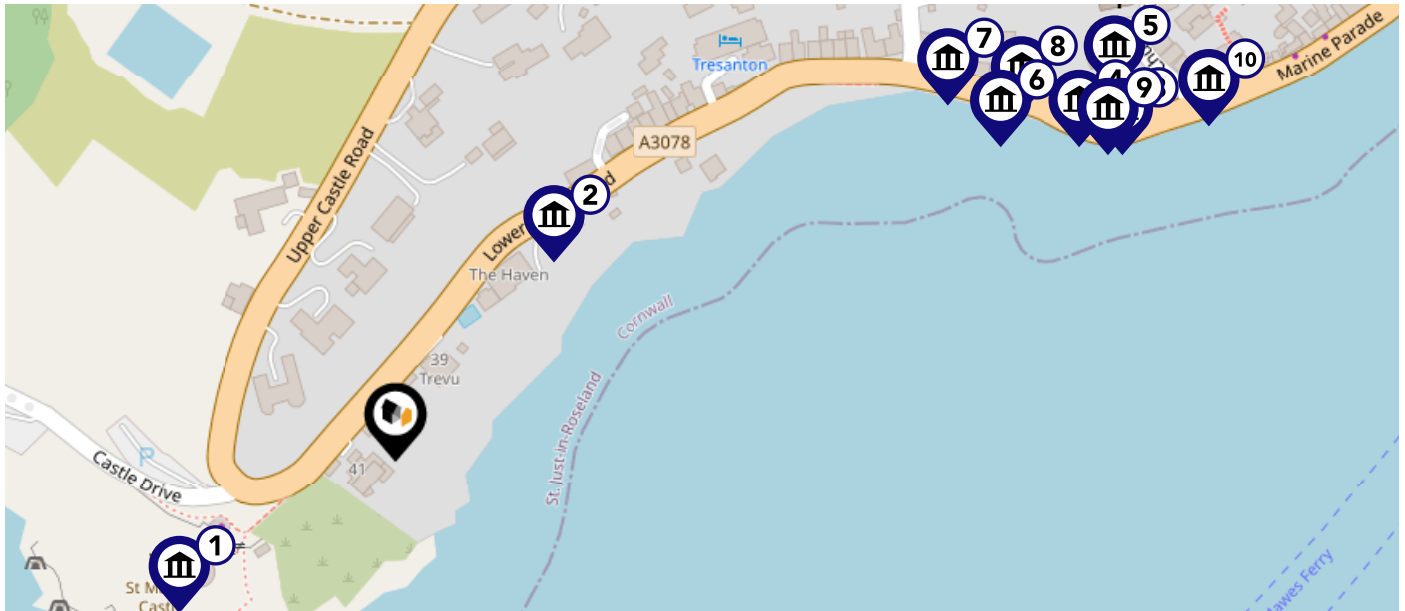
Chance of flooding to the following depths at this property:



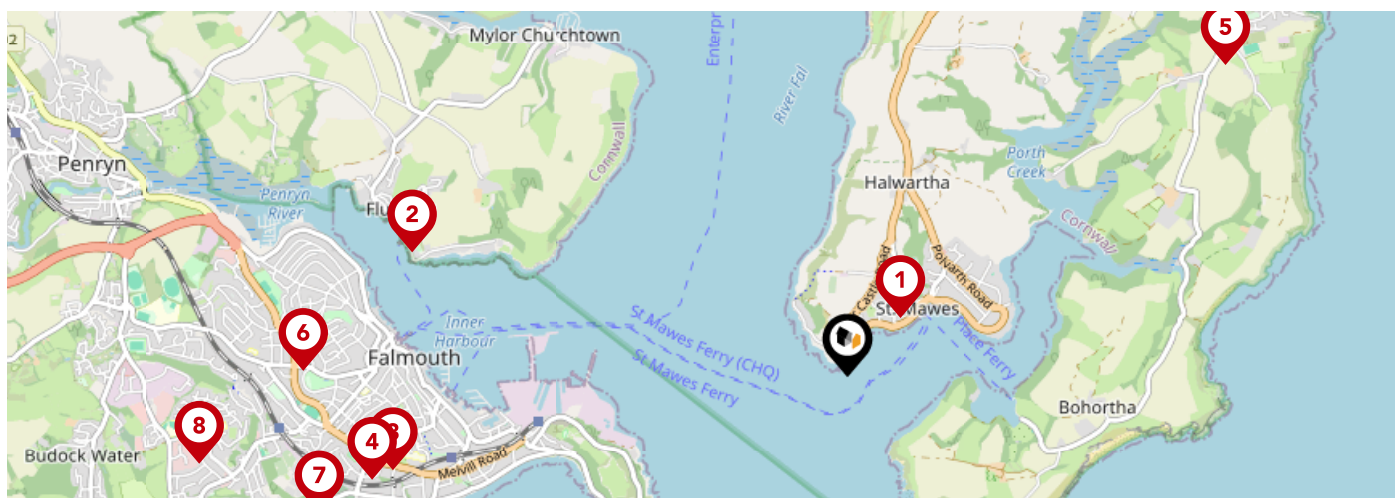
Maps

Listed Buildings

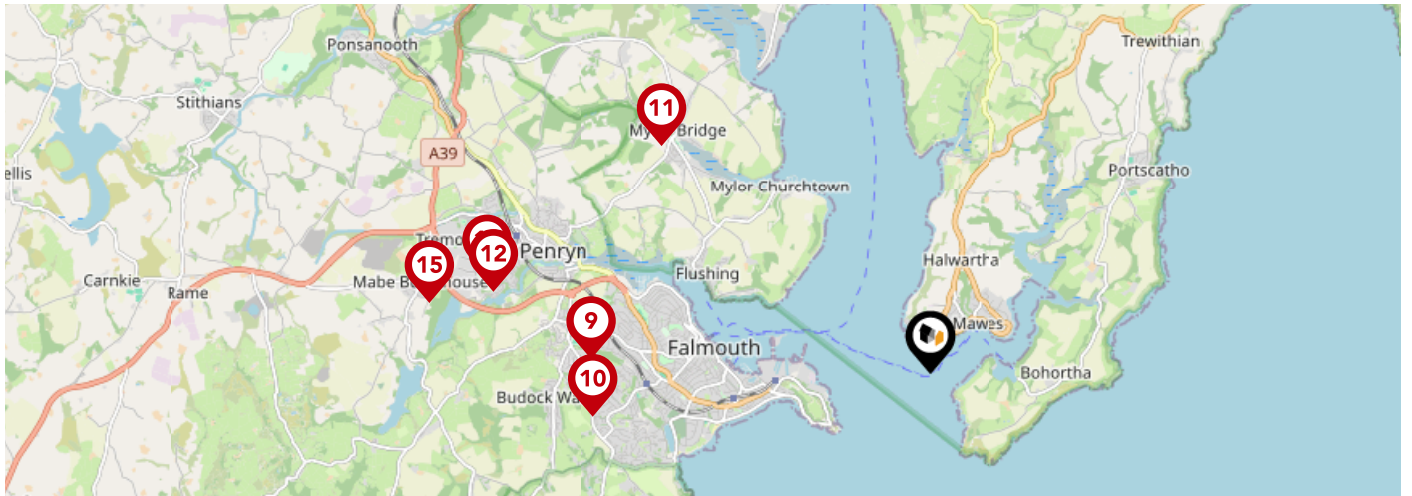
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1136705 - St Mawes Castle, Gatehouse, Blockhouse, Magazine And Outer Defences	Grade I	0.1 miles
	1136615 - Drinking Fountain On South Side Of Road	Grade II	0.1 miles
	1136599 - Pilots Cottage	Grade II	0.2 miles
	1136602 - Pink Cottage	Grade II	0.2 miles
	1136534 - Milton Minor	Grade II	0.2 miles
	1380560 - Sea Wall	Grade II	0.2 miles
	1328945 - Bay Cottage, Seacliffe Warren And West Warren	Grade II	0.2 miles
	1141004 - Cartref Including Front Garden Wall	Grade II	0.2 miles
	1328944 - Pilots Cottage	Grade II	0.2 miles
	1136638 - Waterside Midships And South Cottage	Grade II	0.3 miles



	Nursery	Primary	Secondary	College	Private
St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flushing School Ofsted Rating: Good Pupils: 78 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Falmouth University Ofsted Rating: Not Rated Pupils:0 Distance:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerrans School Ofsted Rating: Good Pupils: 76 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marlborough School Ofsted Rating: Good Pupils: 212 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement Pupils: 187 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Falmouth School Ofsted Rating: Requires improvement Pupils: 968 Distance:3.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Francis CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mylor Community Primary School Ofsted Rating: Good Pupils: 144 Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penryn College Ofsted Rating: Good Pupils: 1154 Distance:4.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penryn Primary Academy Ofsted Rating: Good Pupils: 345 Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mawnan CofE VA Primary School Ofsted Rating: Good Pupils: 141 Distance:4.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mabe Community Primary School Ofsted Rating: Requires improvement Pupils: 175 Distance:4.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devoran School Ofsted Rating: Good Pupils: 201 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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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