



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th April 2026



4, THE LOOKOUT, ST. JUST IN ROSELAND, TRURO, TR2

H Tiddy

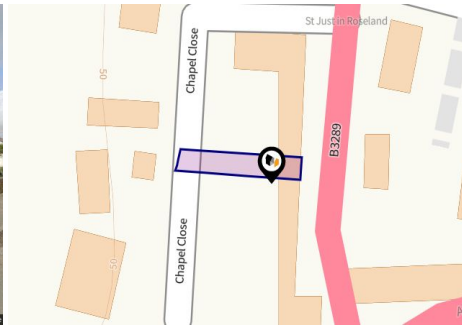
Manor Office, The Square- St Mawes, Truro, Cornwall, TR2 5AG

01326270212

sales@htiddy.co.uk

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





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,298 ft ² / 120 m ²		
Plot Area:	0.04 acres		
Year Built :	2008		
Council Tax :	Band D		
Annual Estimate:	£2,591		
Title Number:	CL247750		

Local Area

Local Authority:	Cornwall
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

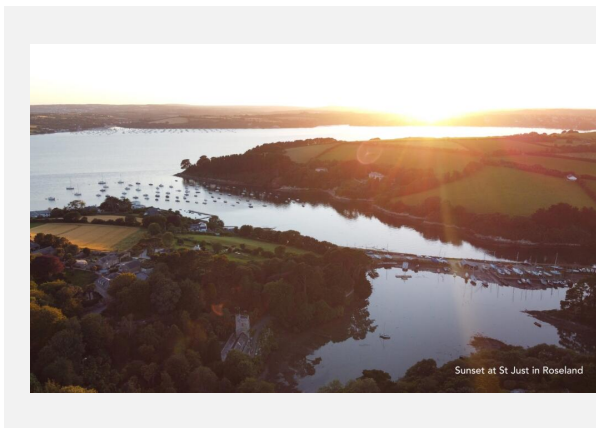
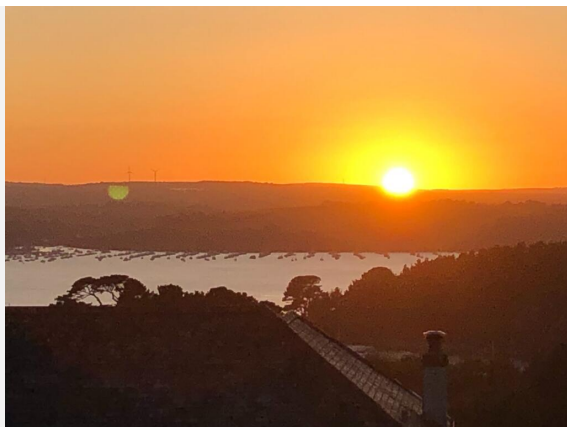
12 mb/s	75 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





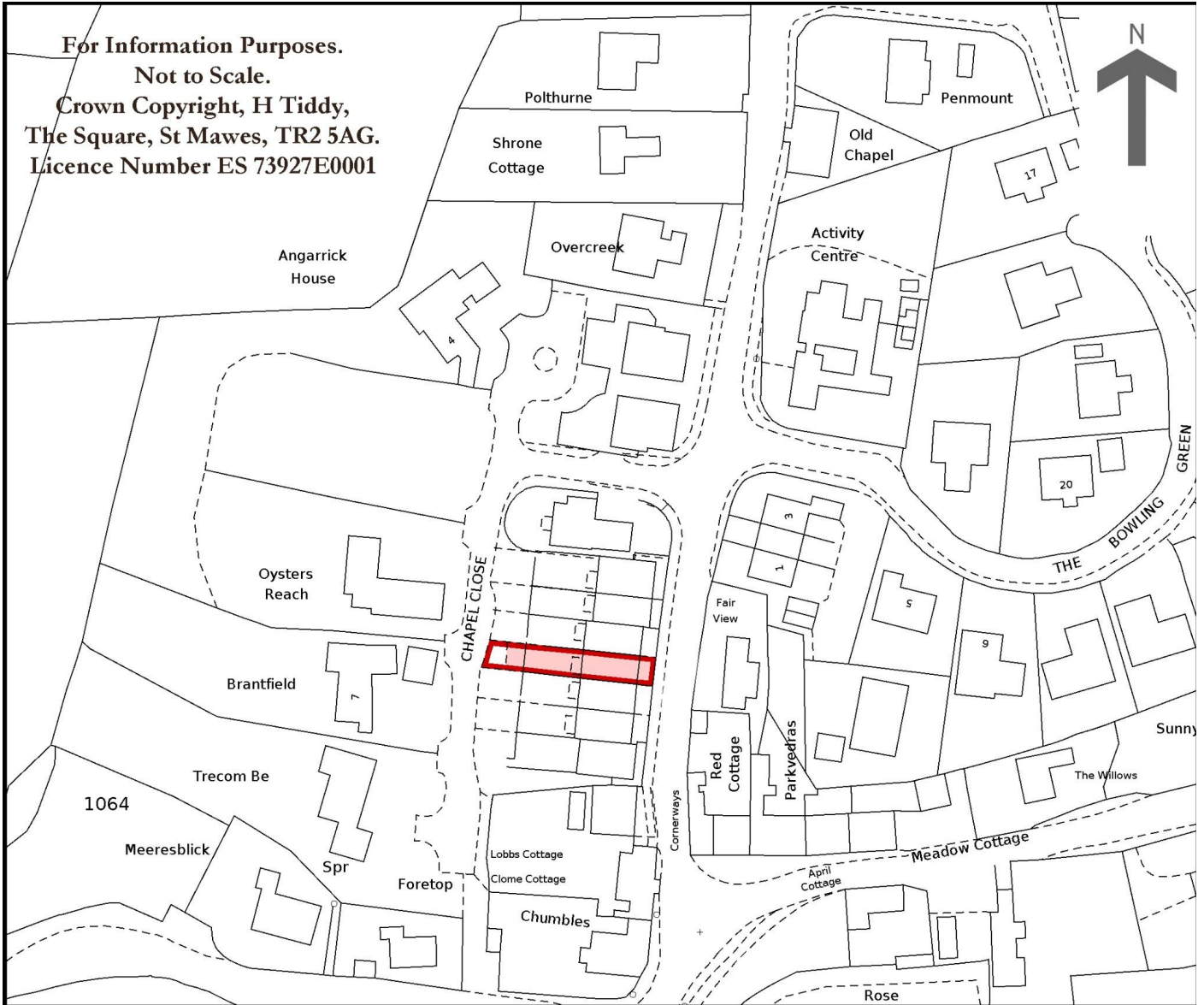




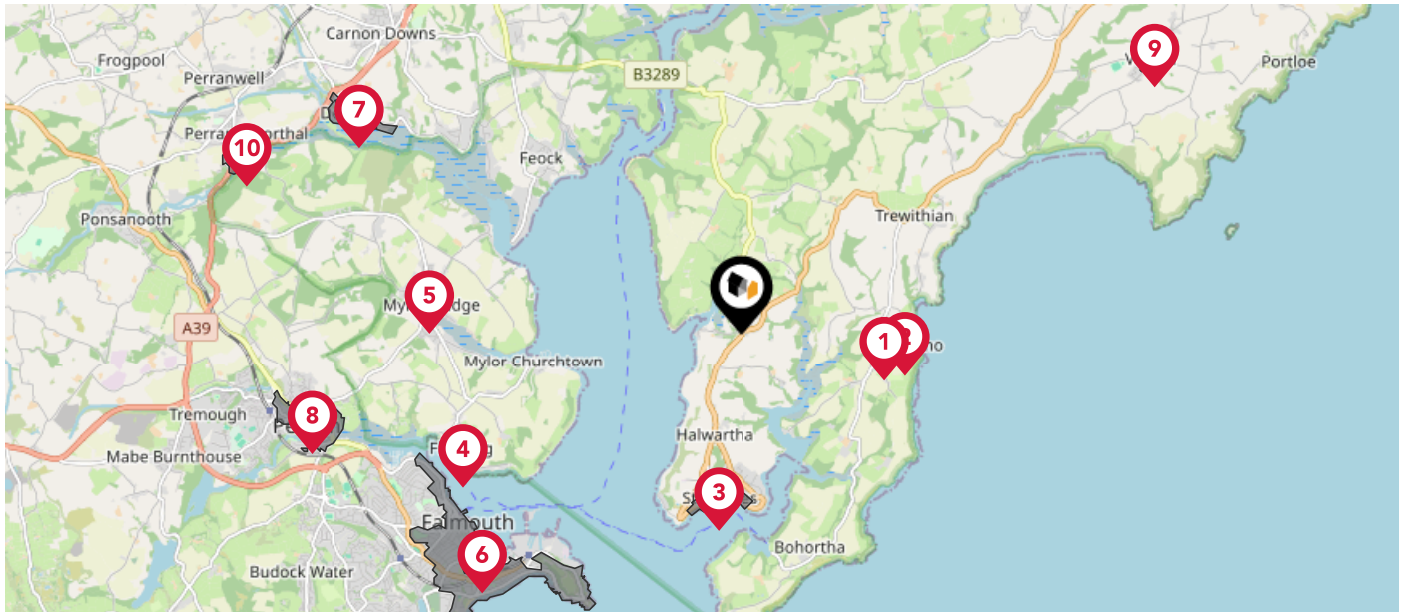
4, THE LOOKOUT, ST. JUST IN ROSELAND, TRURO, TR2




4, THE LOOKOUT, ST. JUST IN ROSELAND, TRURO, TR2





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


-  1 Gerrans


-  2 Portscatho


-  3 St Mawes


-  4 Flushing


-  5 Mylor Bridge

-  6 Falmouth

-  7 Devoran

-  8 Penryn

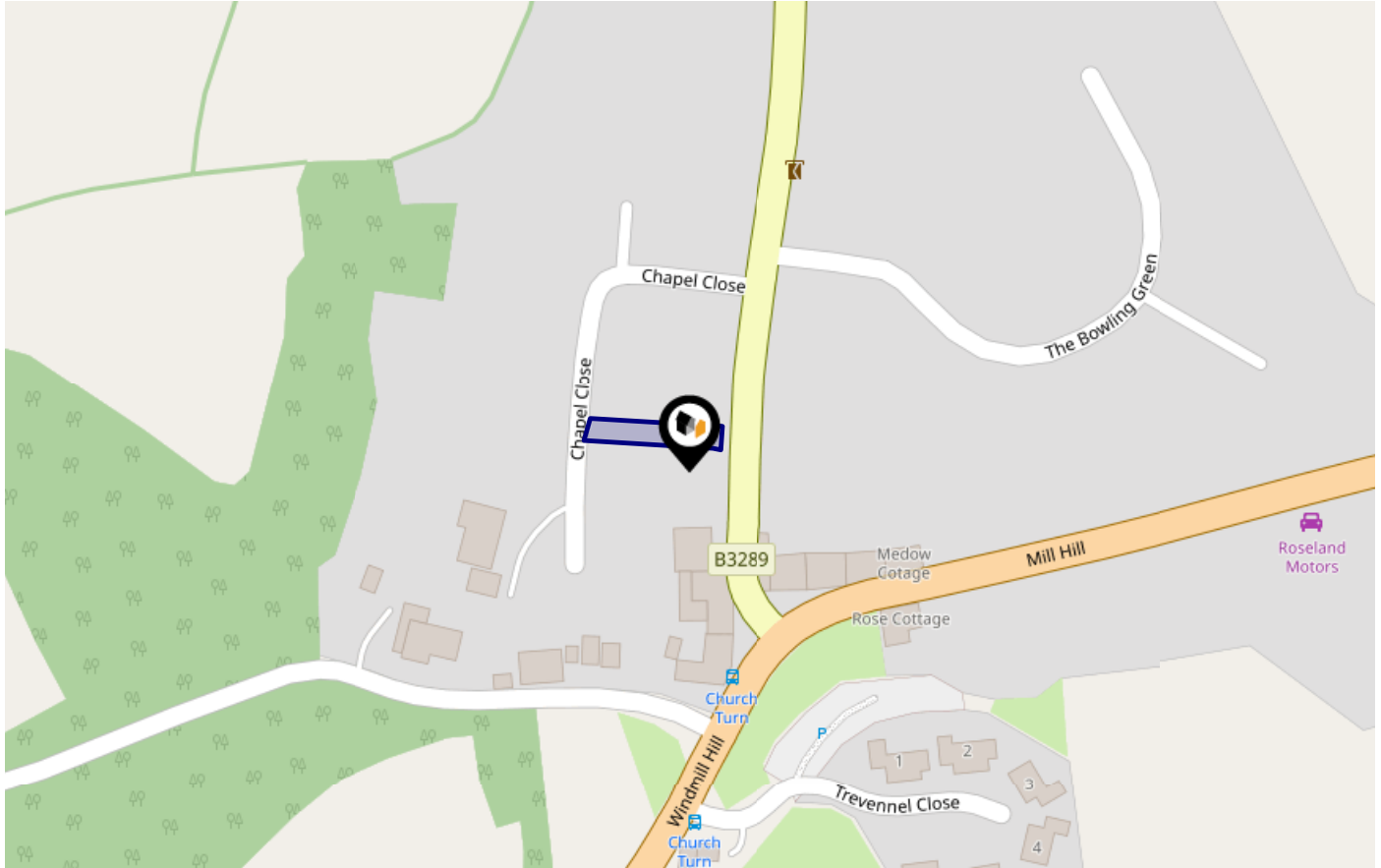
-  9 Veryan

-  10 Perranarworthal

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.

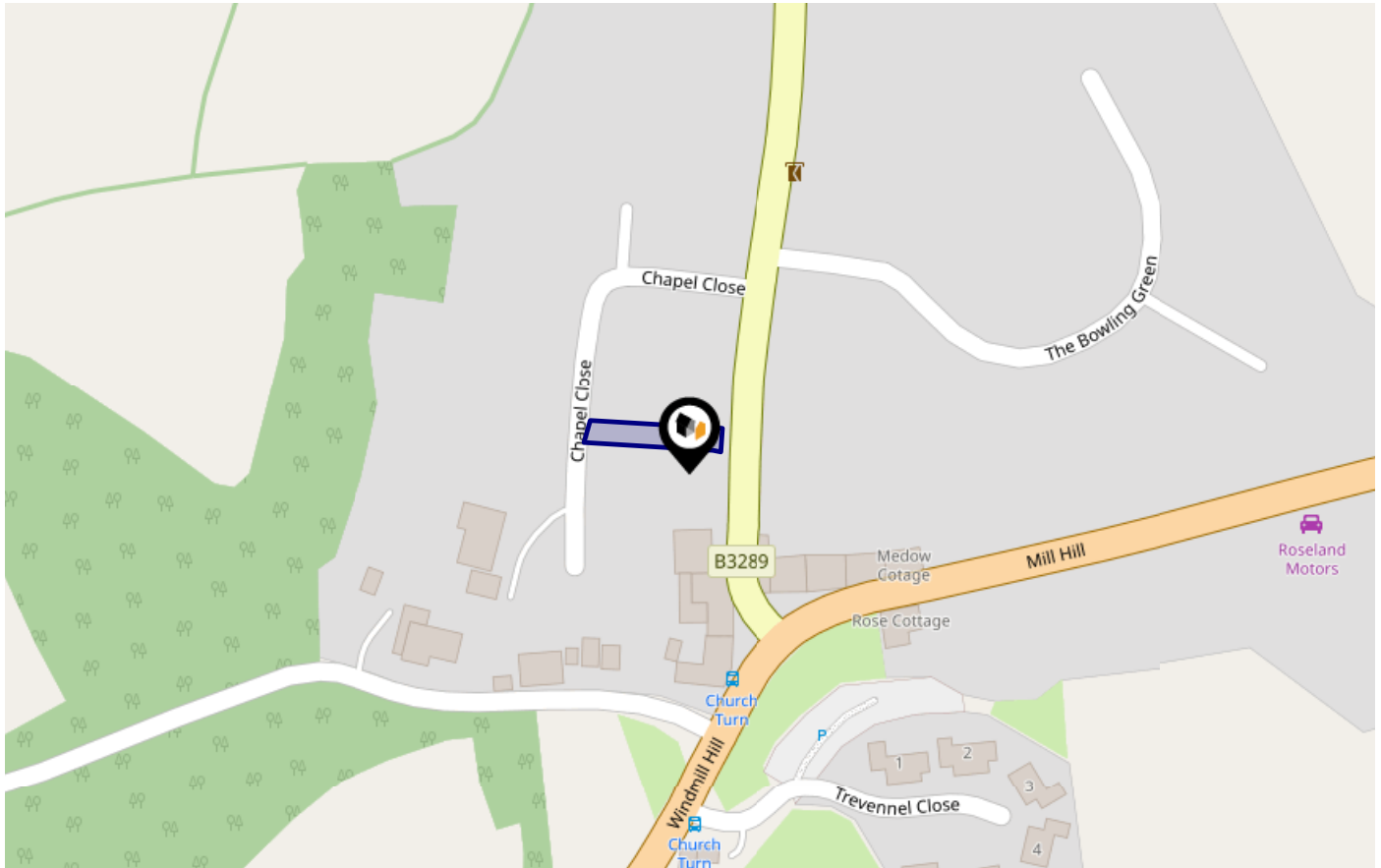
Chance of flooding to the following depths at this property:



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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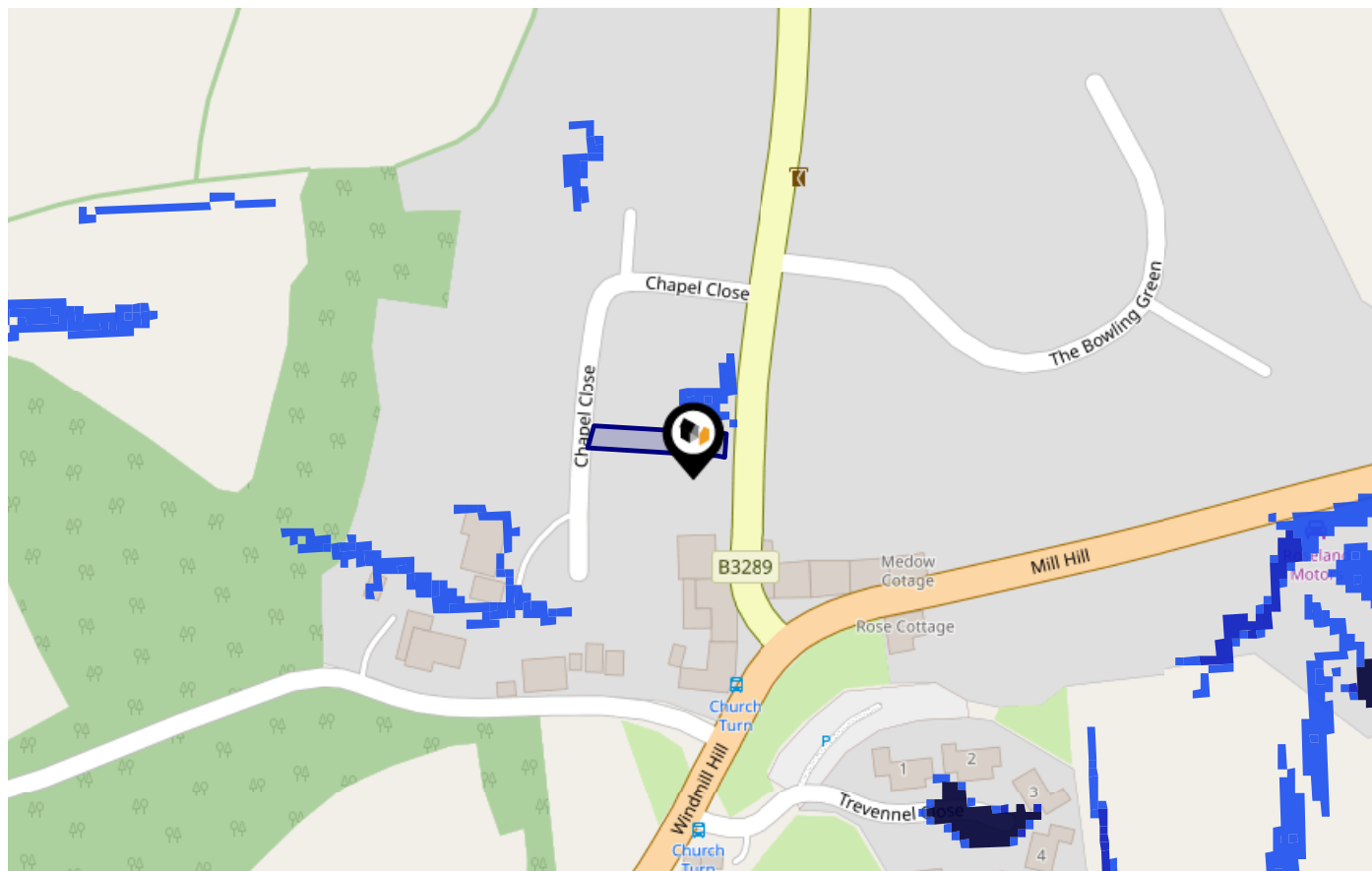
Chance of flooding to the following depths at this property:



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.

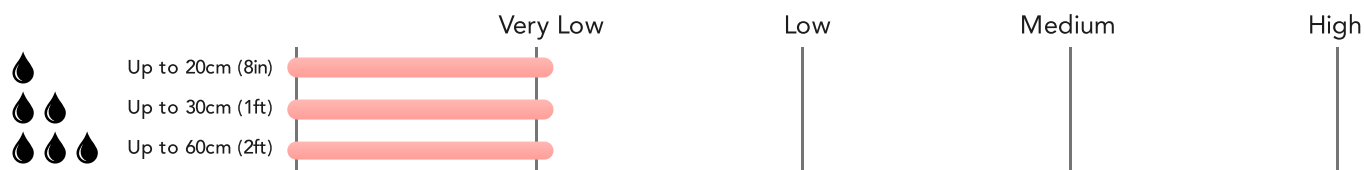


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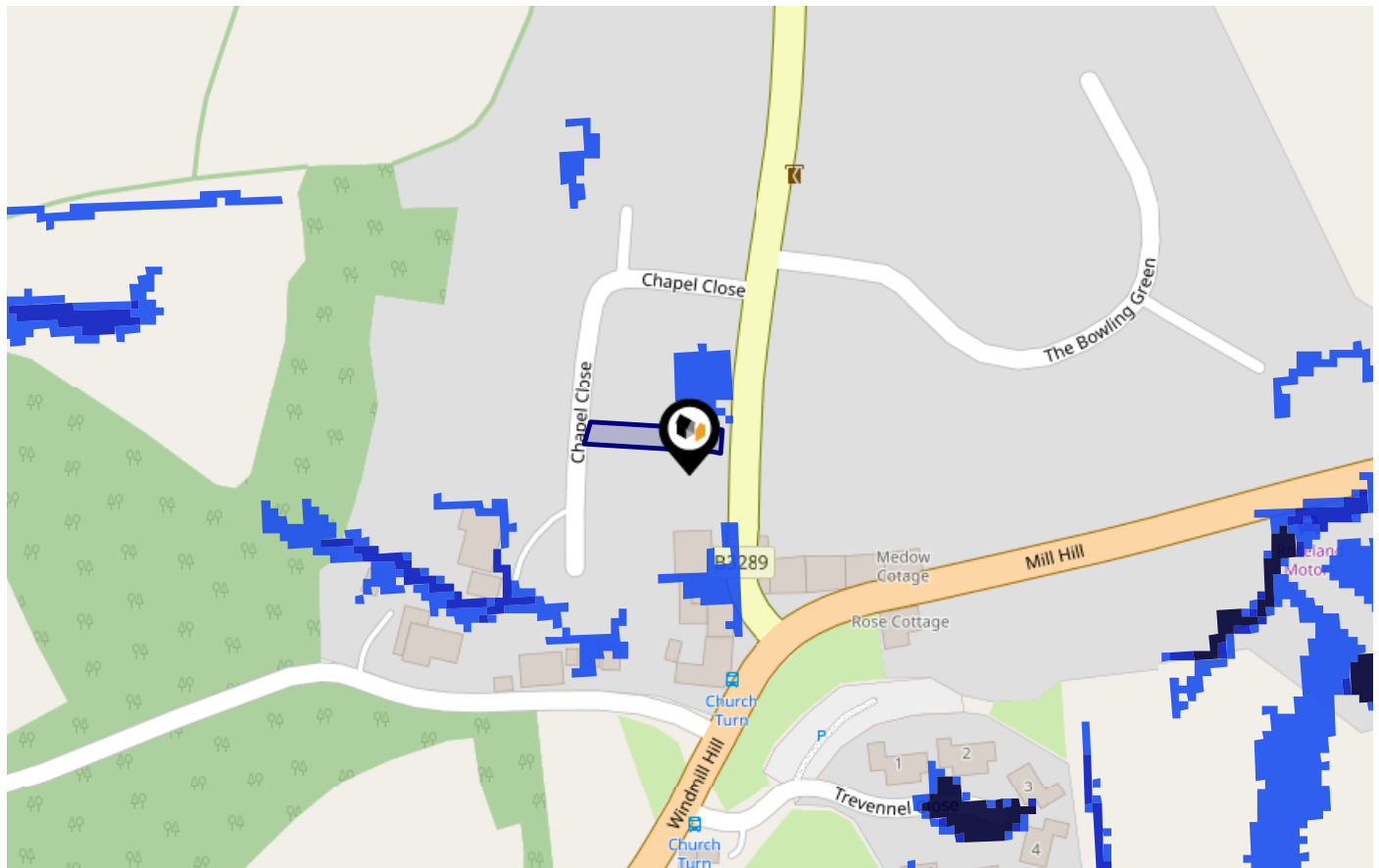
Chance of flooding to the following depths at this property:



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**

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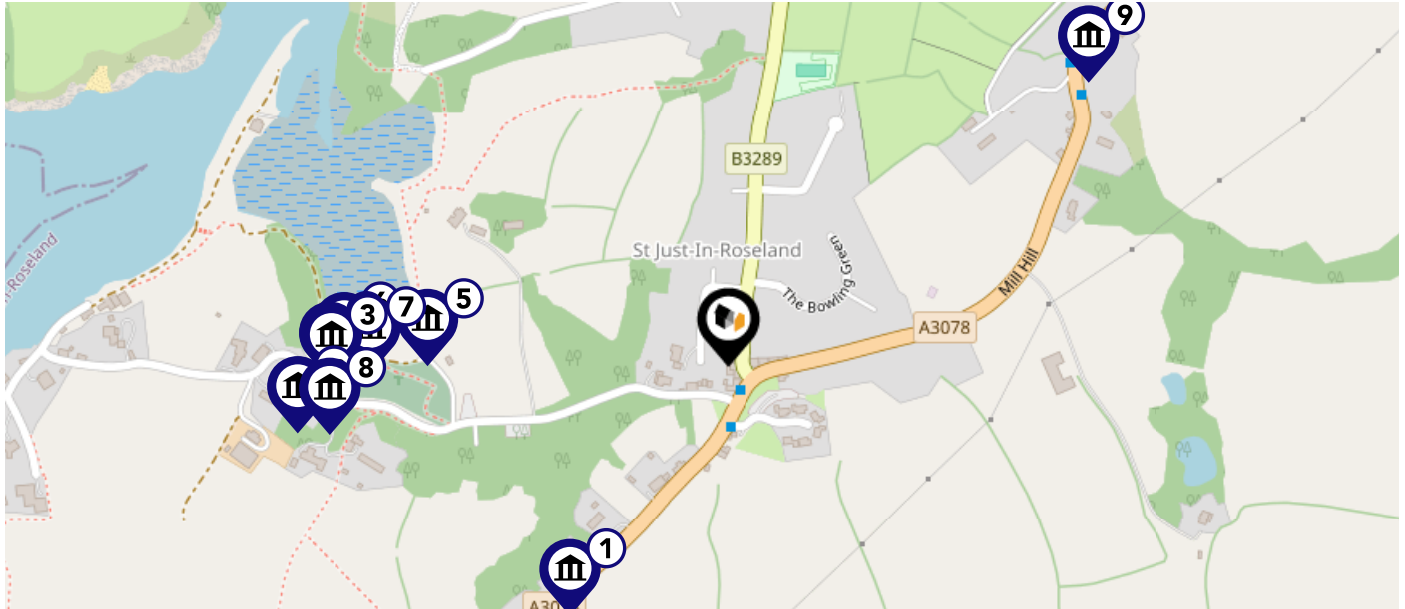
Chance of flooding to the following depths at this property:



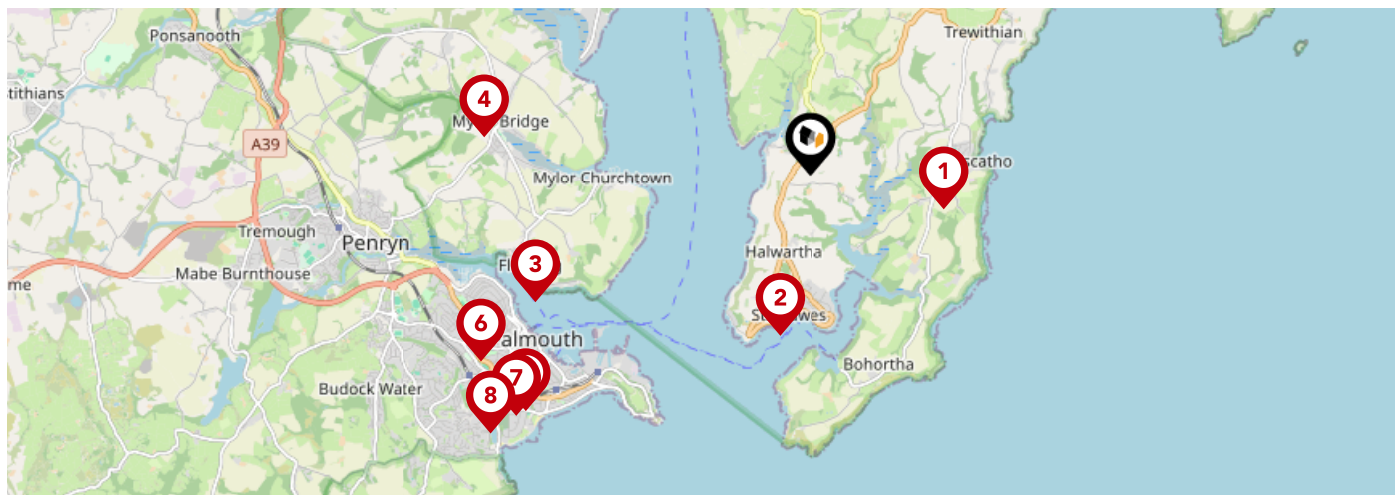
Maps

Listed Buildings

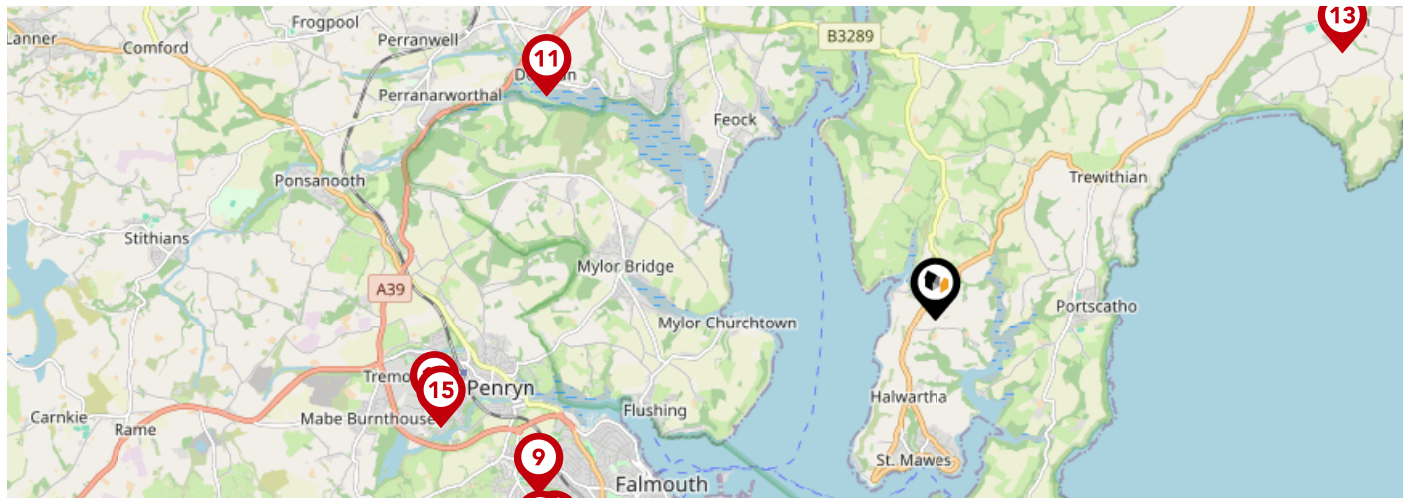
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1140969 - The Old School House	Grade II	0.2 miles
1250257 - Chest Tomb At 7 Metres South Of West End Of Church Of Saint Just	Grade II	0.2 miles
1263351 - Chest Tomb At 7 Metres South Of West End Of Church Of Saint Just	Grade II	0.2 miles
1312715 - Chest Tomb At 5 Metres South Of West End Of Church Of Saint Just	Grade II	0.2 miles
1136677 - Well Of Saint Just At Approx 100 Metres East Of Church Of Saint Just	Grade II	0.2 miles
1141006 - Church Of Saint Just	Grade I	0.2 miles
1141007 - Lychgate At Approx 10 Metres East Of Church Of Saint Just	Grade II	0.2 miles
1328967 - Lychgate And Adjacent Pump At Approx 100m. South Of Church Of Saint Just	Grade II	0.2 miles
1328969 - Darch Cottage And Trethewell Cottage	Grade II	0.3 miles
1328968 - The Rectory	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Flushing School Ofsted Rating: Good Pupils: 78 Distance:2.88	<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:3.12	<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:3.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marlborough School Ofsted Rating: Good Pupils: 212 Distance:3.92	<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:4.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement Pupils: 187 Distance:4.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devoran School Ofsted Rating: Good Pupils: 201 Distance:4.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Francis CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Veryan CofE School Ofsted Rating: Good Pupils: 41 Distance:4.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kea Community Primary School Ofsted Rating: Good Pupils: 200 Distance:4.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penryn College Ofsted Rating: Good Pupils: 1154 Distance:4.82	<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:4.85	<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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