

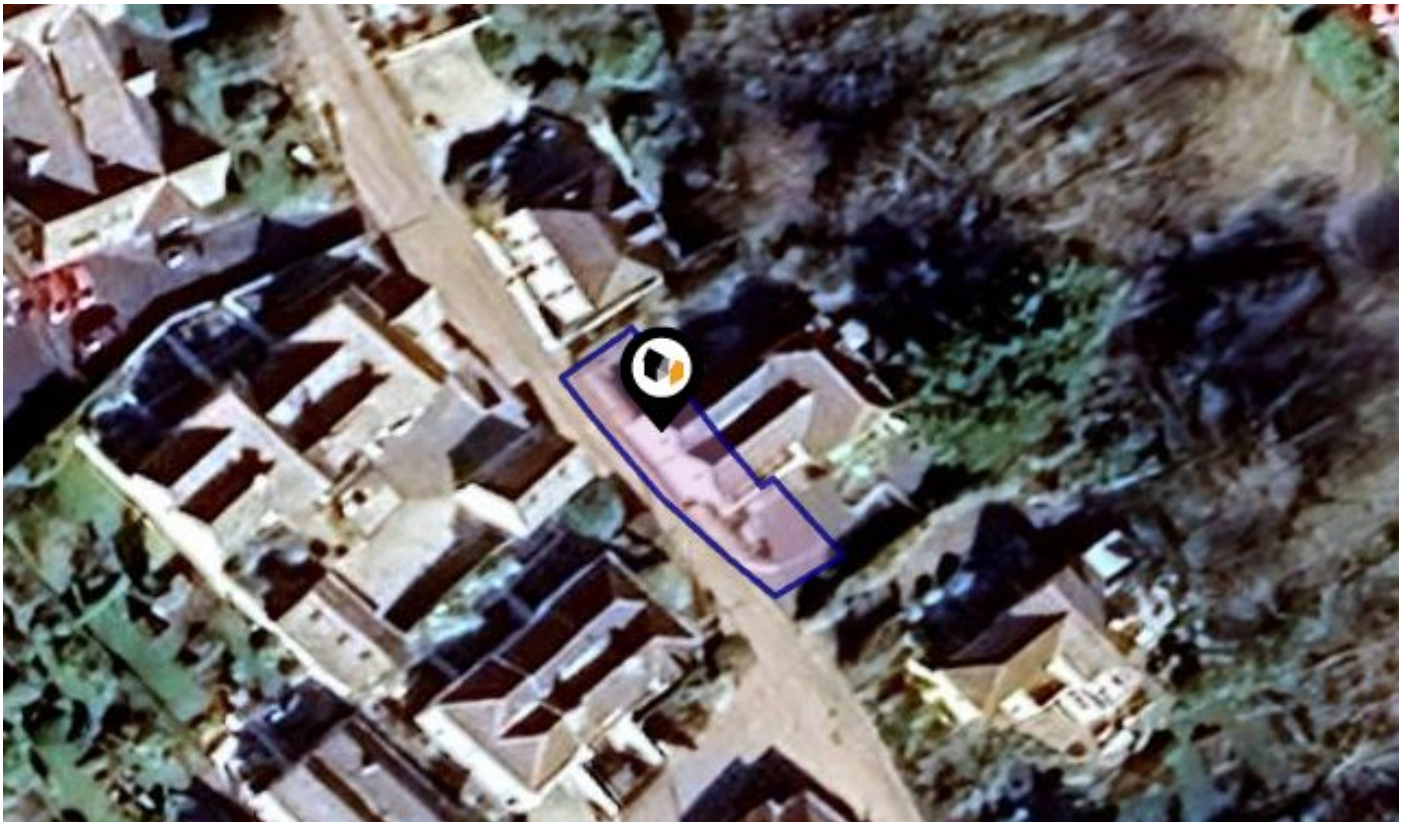


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## **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 03<sup>rd</sup> February 2026**



**GROVE HILL, ST. MAWES, TRURO, TR2**

### **H Tiddy**

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

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





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,280 ft <sup>2</sup> / 119 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	2006		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,553		
<b>Title Number:</b>	CL236742		

## Local Area

<b>Local Authority:</b>	Cornwall	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	St Mawes	<b>17</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s
<b>Flood Risk:</b>				
● Rivers & Seas	Very low			
● Surface Water	Very low			

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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

Planning records for: *Grove Hill, St. Mawes, Truro, TR2*

<b>Reference - PA23/03308</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	26th April 2023
<b>Description:</b>	Proposed single storey rear extension and roof deck

Grove Hill, St. Mawes, TRURO, TR2

Energy rating

**C**

Valid until 01.02.2036

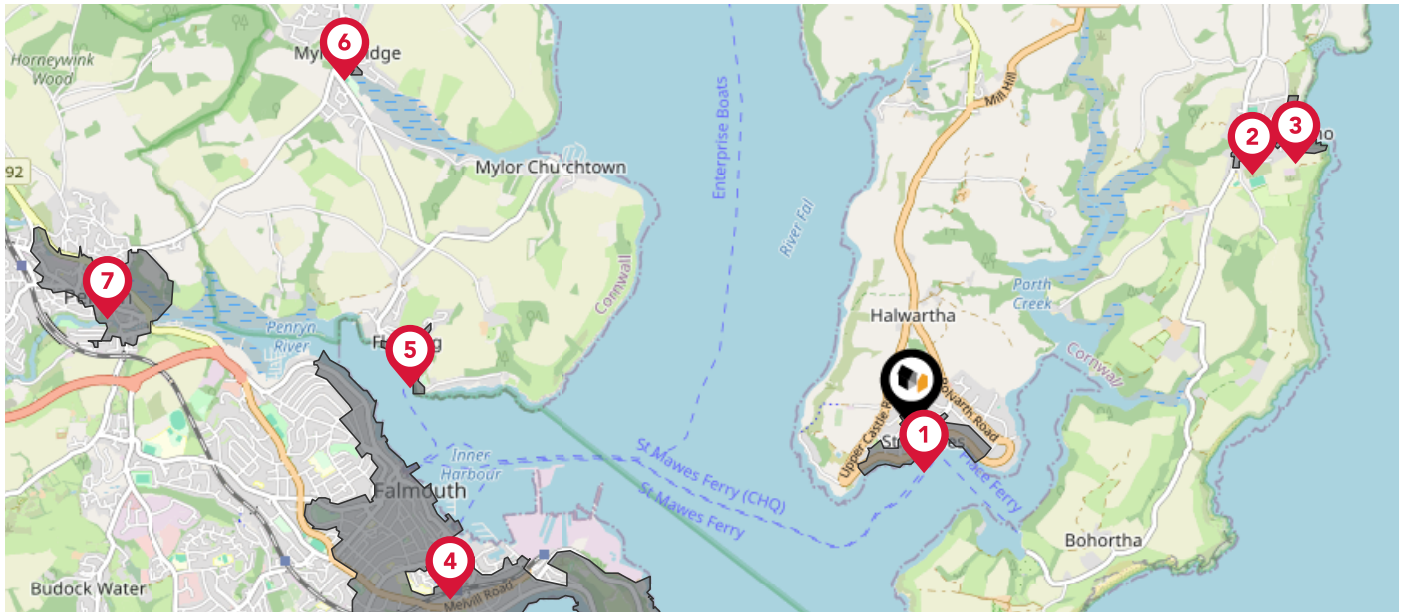
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73   c	78   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	119 m <sup>2</sup>

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.



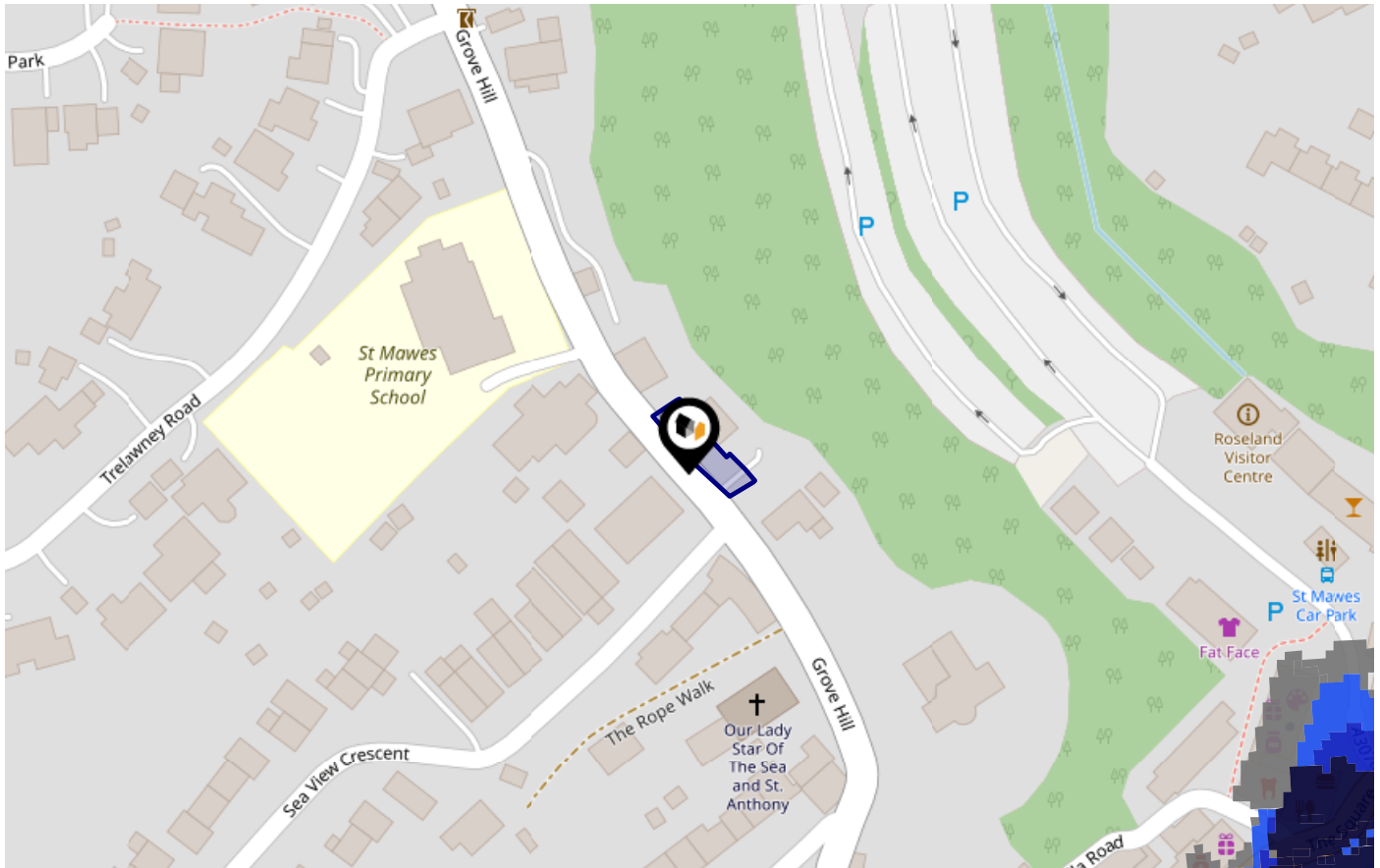
### Nearby Conservation Areas

- 1 St Mawes
- 2 Gerrans
- 3 Portscatho
- 4 Falmouth
- 5 Flushing
- 6 Mylor Bridge
- 7 Penryn

# 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.

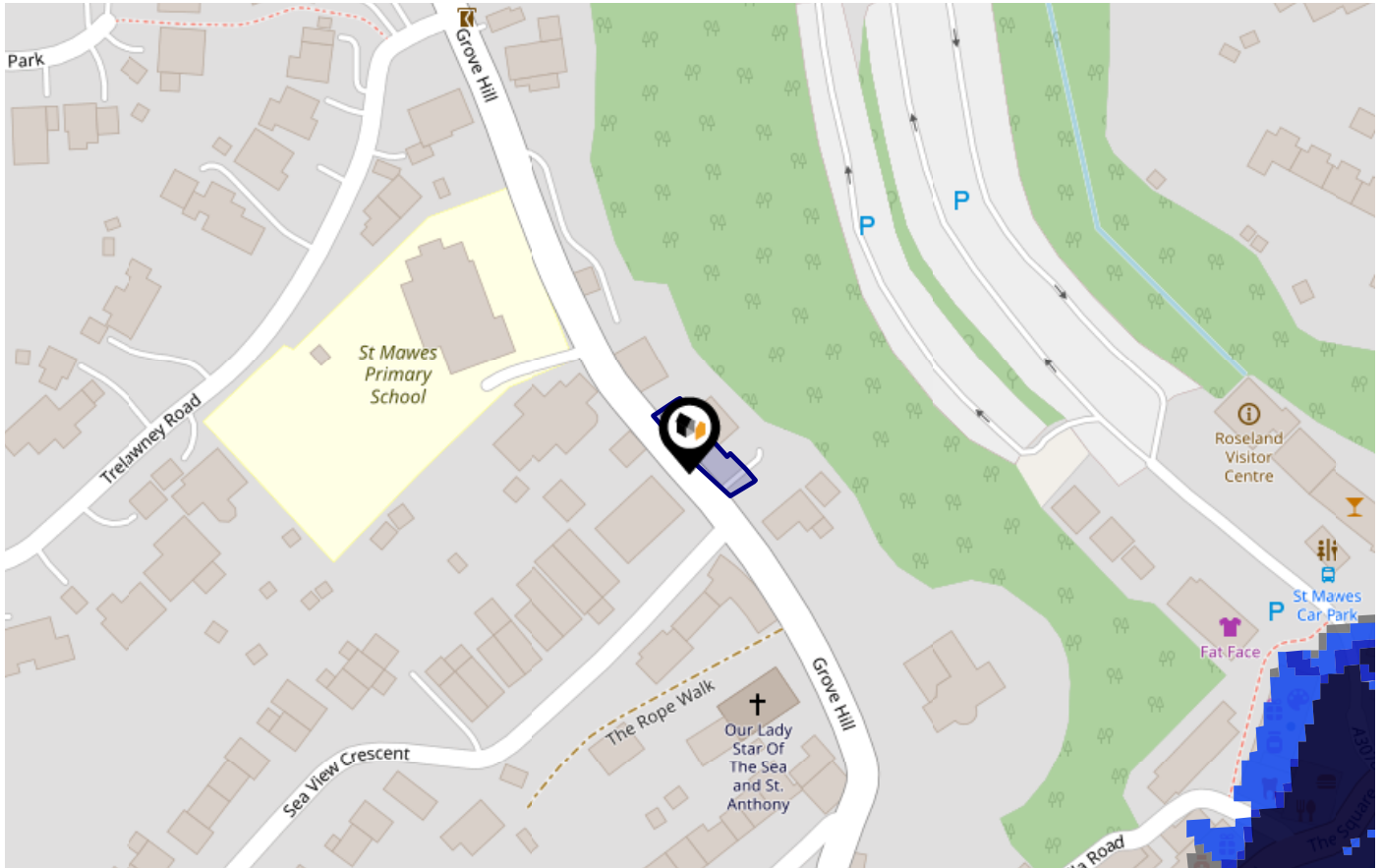
Chance of flooding to the following depths at this property:



# 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.

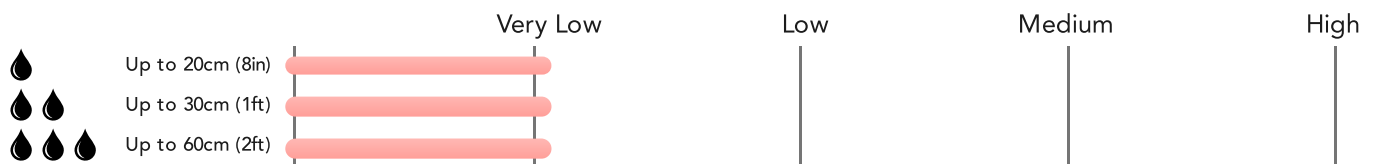


Risk Rating: **Very low**

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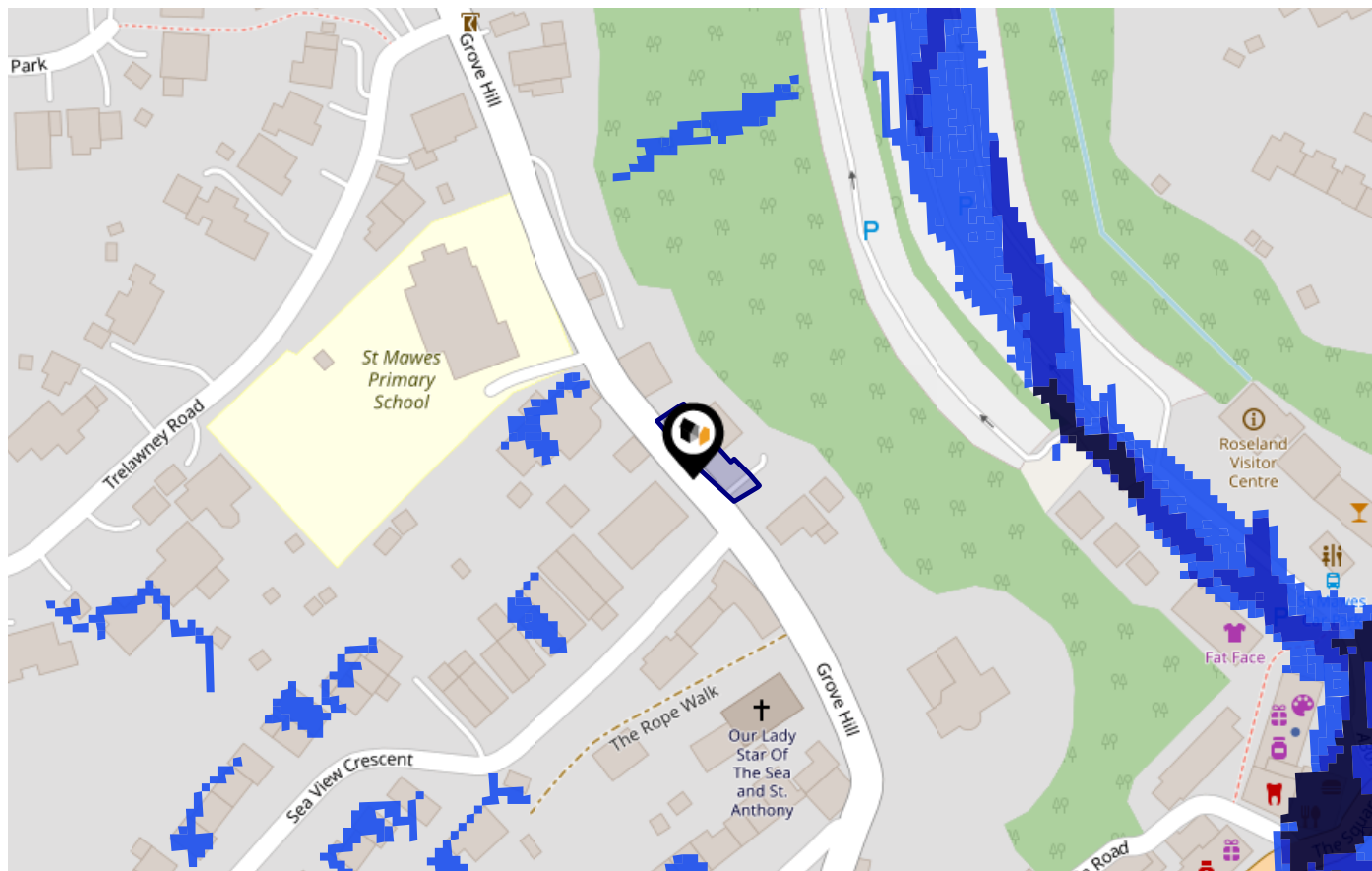
Chance of flooding to the following depths at this property:



# 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.

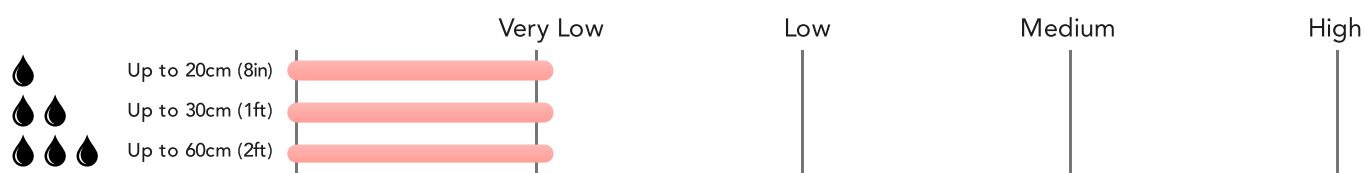


Risk Rating: Very low

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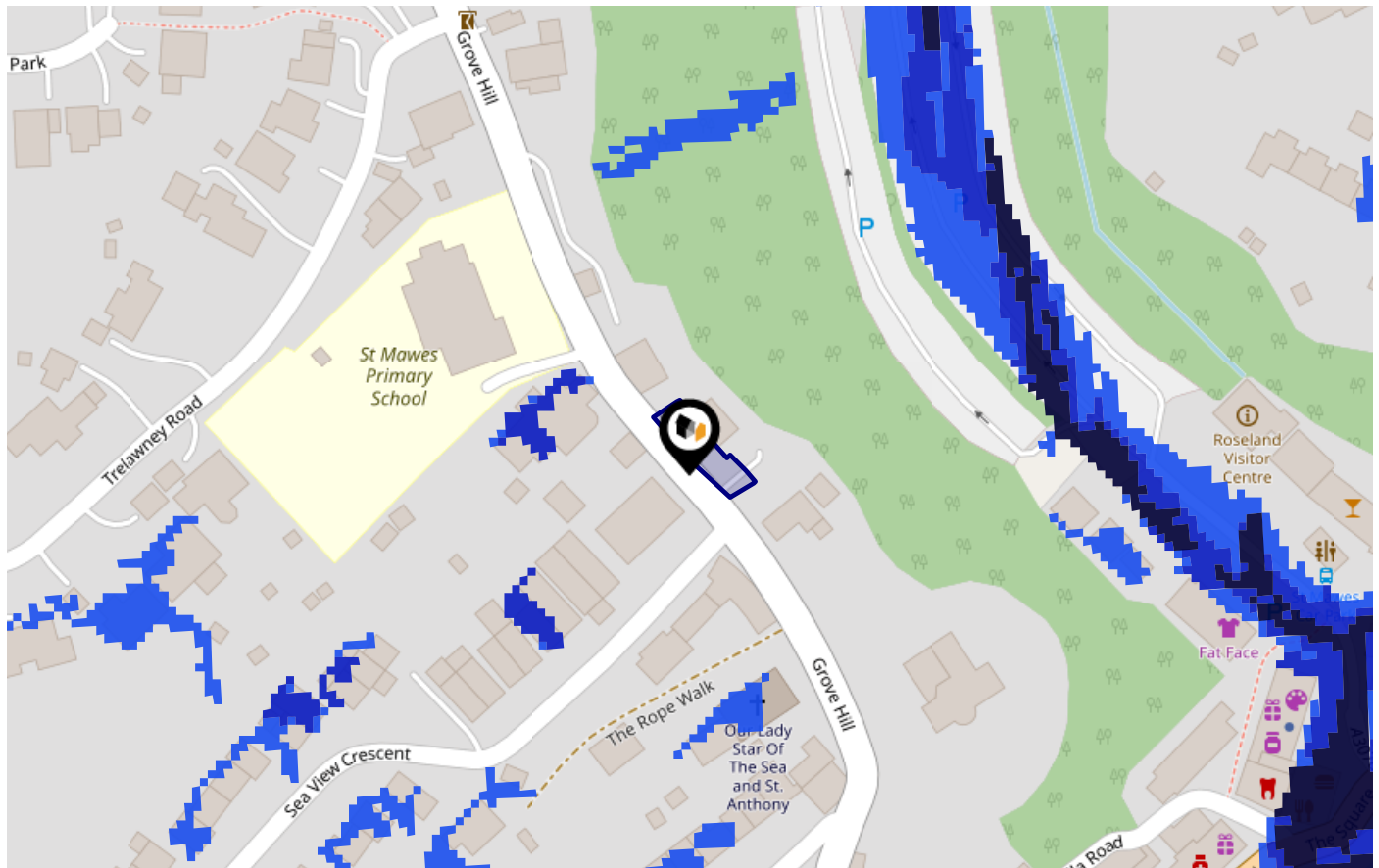
Chance of flooding to the following depths at this property:



# 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.

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- 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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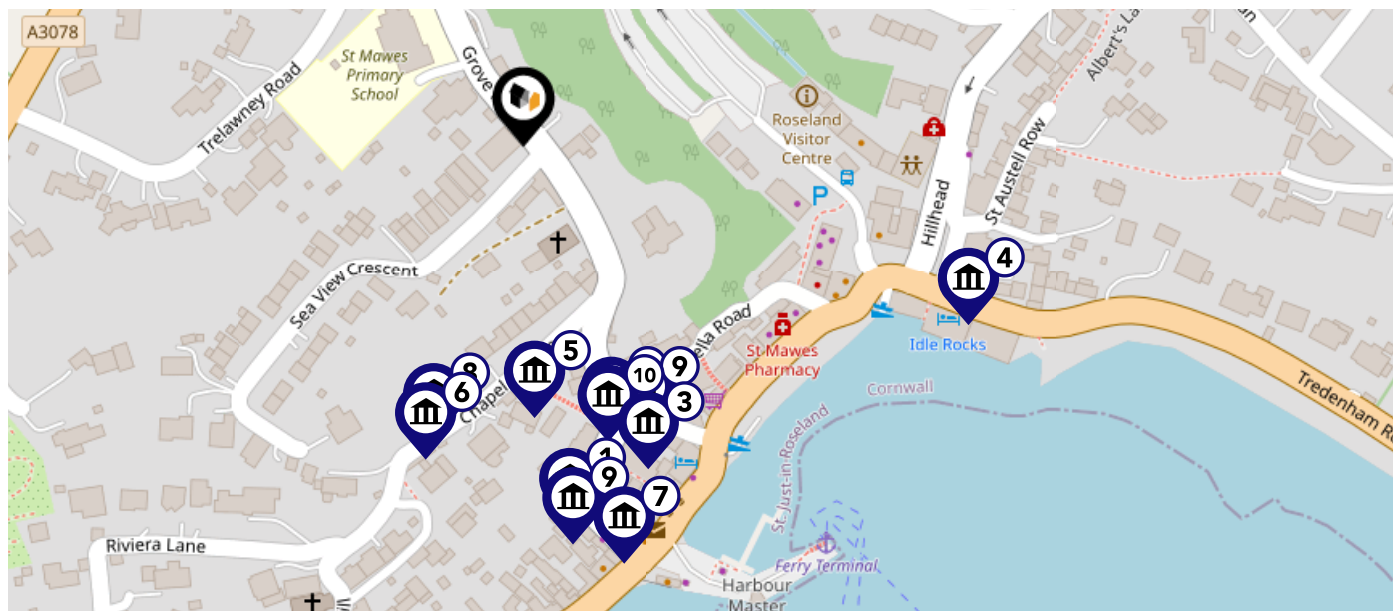
Chance of flooding to the following depths at this property:



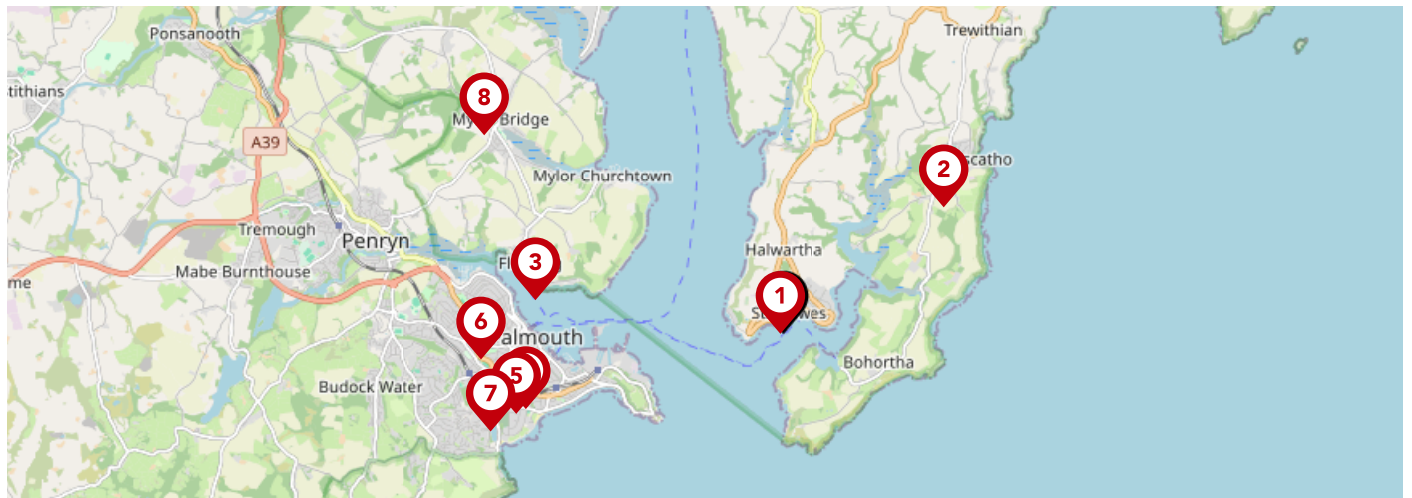
# Maps

## Listed Buildings

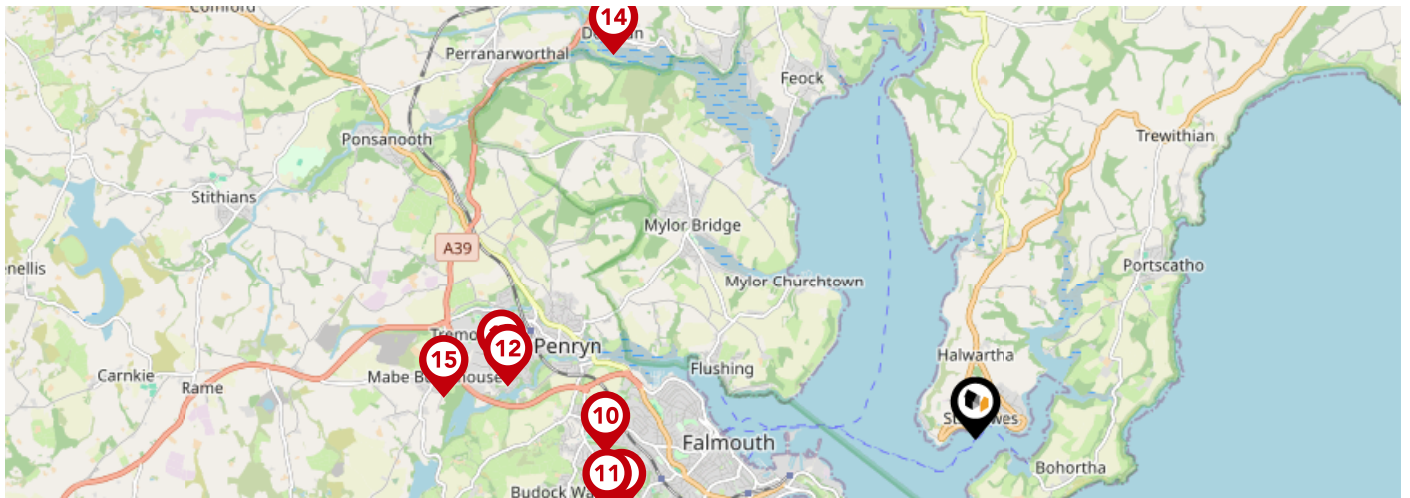
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1328943 - 7, Commercial Road	Grade II	0.1 miles
	1141002 - Well Of Saint Mawes Or Saint Mauditus	Grade II	0.1 miles
	1312618 - Victory Cottage	Grade II	0.1 miles
	1312649 - 8, The Square, Including Raised Pavement	Grade II	0.1 miles
	1140998 - Treblok	Grade II	0.1 miles
	1312739 - Gulls Nest	Grade II	0.1 miles
	1312719 - Cobblers The Tiddler	Grade II	0.1 miles
	1328941 - 22, Chapel Terrace	Grade II	0.1 miles
	1312617 - The Victory Bookshop	Grade II	0.1 miles
	1136576 - Holy Well Cottage	Grade II	0.1 miles
	1136572 - Kimberley House	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Mawes Primary School</b> Ofsted Rating: Good   Pupils: 34   Distance:0.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Gerrans School</b> Ofsted Rating: Good   Pupils: 76   Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Flushing School</b> Ofsted Rating: Good   Pupils: 78   Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Falmouth University</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>King Charles Church of England Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Falmouth Primary Academy</b> Ofsted Rating: Good   Pupils: 244   Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Marlborough School</b> Ofsted Rating: Good   Pupils: 212   Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Mylor Community Primary School</b> Ofsted Rating: Good   Pupils: 144   Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>St Mary's Catholic Primary School, Falmouth</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:3.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Falmouth School</b> Ofsted Rating: Requires improvement   Pupils: 968   Distance:3.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Francis CofE Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:3.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Penryn College</b> Ofsted Rating: Good   Pupils: 1154   Distance:4.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Penryn Primary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:4.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Devoran School</b> Ofsted Rating: Good   Pupils: 201   Distance:5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Mabe Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 175   Distance:5.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Mawnan CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:5.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

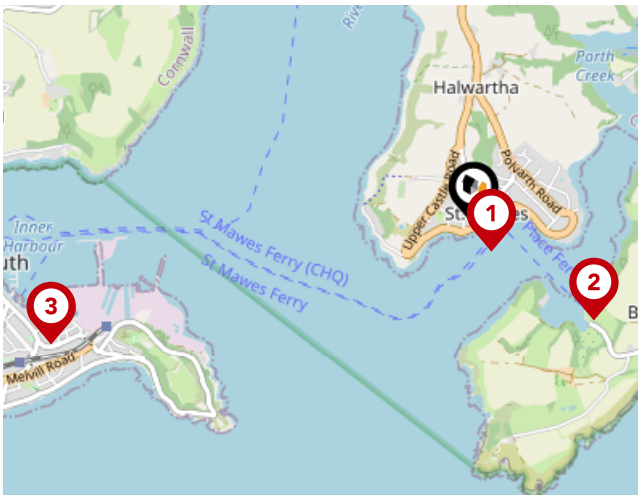
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Car Park	0.11 miles
2	Polvarth Estate	0.22 miles
3	St Mawes Garage	0.51 miles
4	Freshwater Lane	0.33 miles
5	Buckeys Lane	0.43 miles



### Ferry Terminals

Pin	Name	Distance
1	St Mawes Ferry Landing	0.16 miles
2	Place Ferry Landing	0.73 miles
3	Falmouth Ntl Maritime Museum Ferry Landing	2.09 miles

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## Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by H Tiddy and therefore no warranties can be given as to their good working order.

# H Tiddy

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