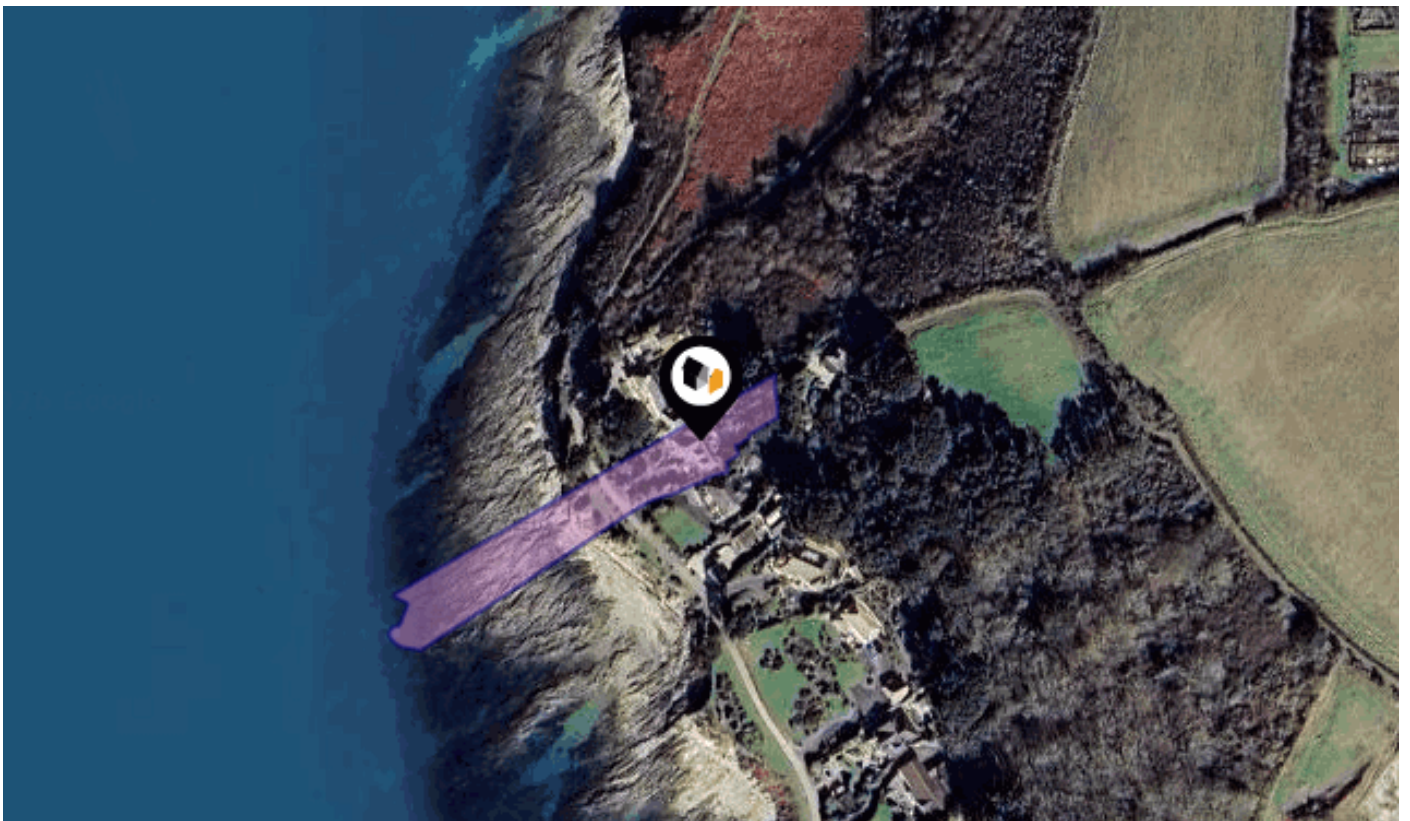




## **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 14th April 2026**



**CASTLE DRIVE, ST. MAWES, TRURO, TR2**

### **H Tiddy**

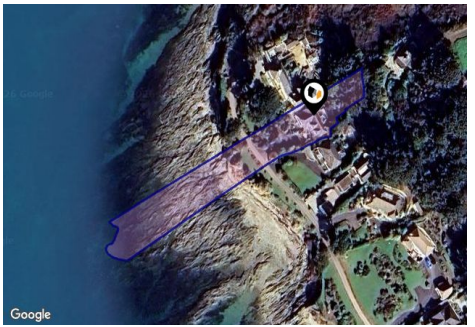
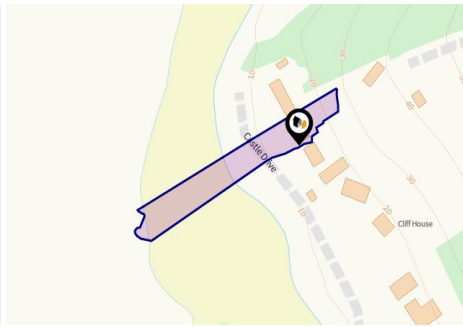
Manor Office, The Square- St Mawes, Truro, Cornwall, TR2 5AG

01326270212

mark@htiddy.co.uk

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





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	2,742 ft <sup>2</sup> / 254 m <sup>2</sup>		
<b>Plot Area:</b>	0.7 acres		
<b>Council Tax :</b>	Band H		
<b>Annual Estimate:</b>	£5,182		
<b>Title Number:</b>	CL189126		

## Local Area

<b>Local Authority:</b>	Cornwall	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No	<b>11</b> mb/s	<b>49</b> mb/s	<b>-</b> mb/s
<b>Flood Risk:</b>				
● Rivers & Seas	Very low			
● Surface Water	Very low			

<b>Mobile Coverage:</b> (based on calls indoors)	<b>Satellite/Fibre TV Availability:</b>
---	---


## CASTLE DRIVE, ST. MAWES, TRURO, TR2



## CASTLE DRIVE, ST. MAWES, TRURO, TR2



**CASTLE DRIVE, ST. MAWES, TRURO, TR2**



**CASTLE DRIVE, ST. MAWES, TRURO, TR2**

**Double Garage**  
19'11" x 17'5"  
6.08 x 5.33 m

**H Tiddy**

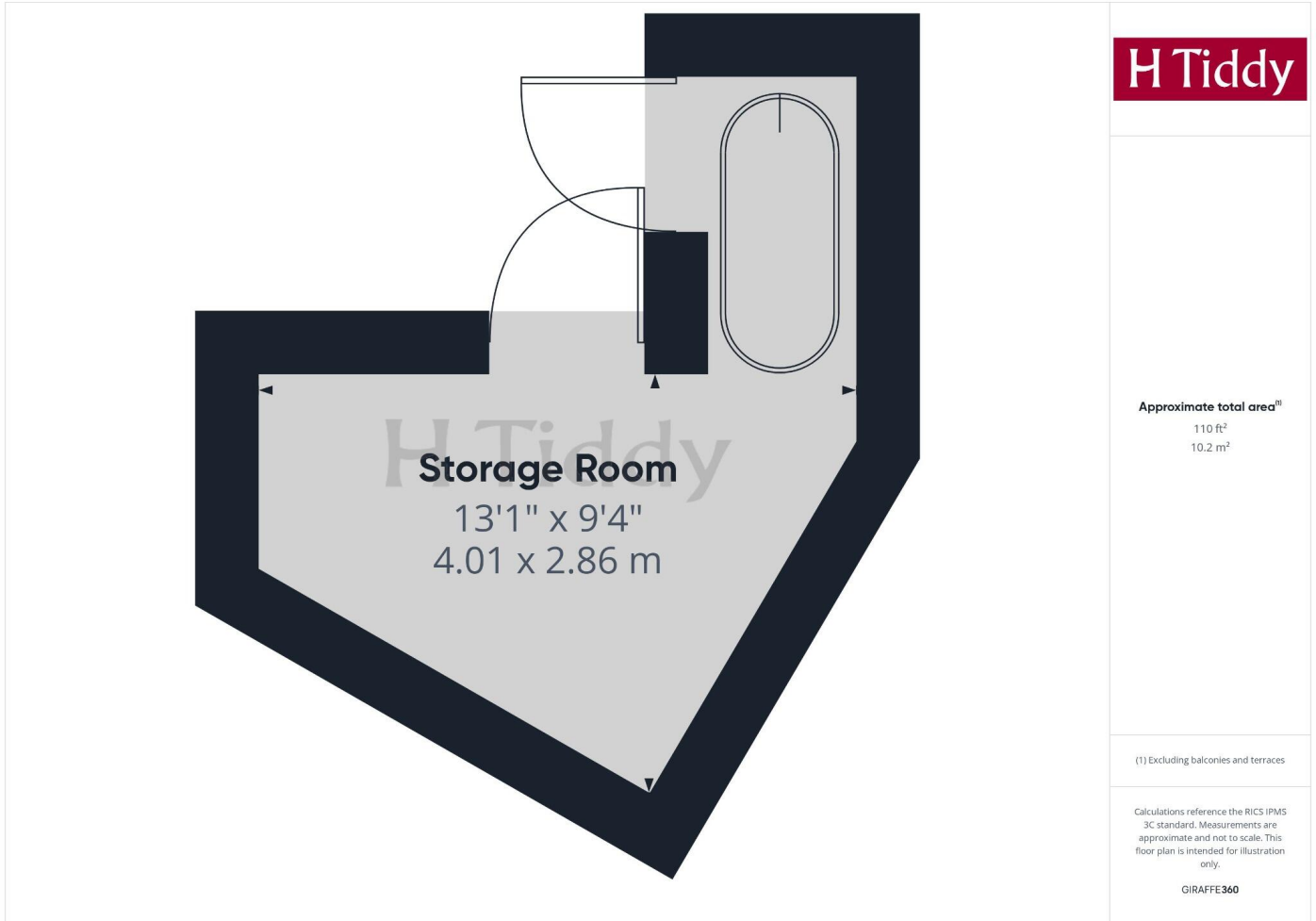
Approximate total area<sup>(1)</sup>  
356 ft<sup>2</sup>  
33.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**CASTLE DRIVE, ST. MAWES, TRURO, TR2**



Castle Drive, St. Mawes, TR2

Energy rating

**D**

Valid until 16.03.2035

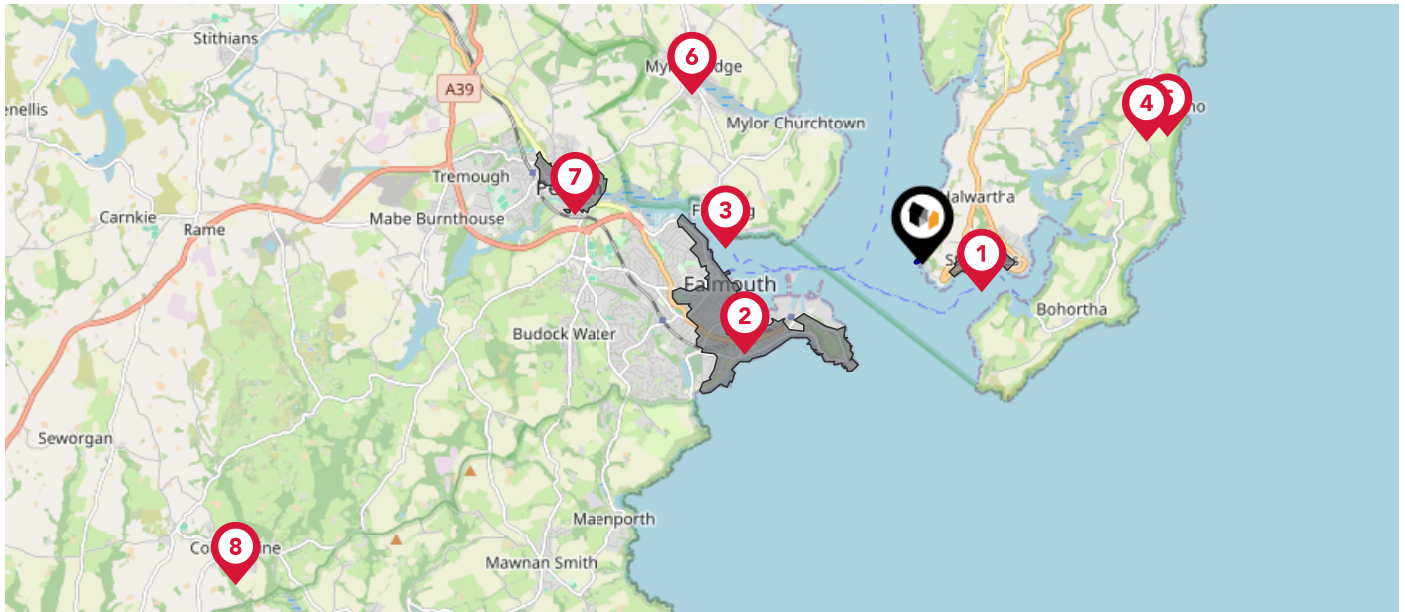
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Roof room(s), insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	206 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 Falmouth

3 Flushing

4 Gerrans

5 Portscatho

6 Mylor Bridge

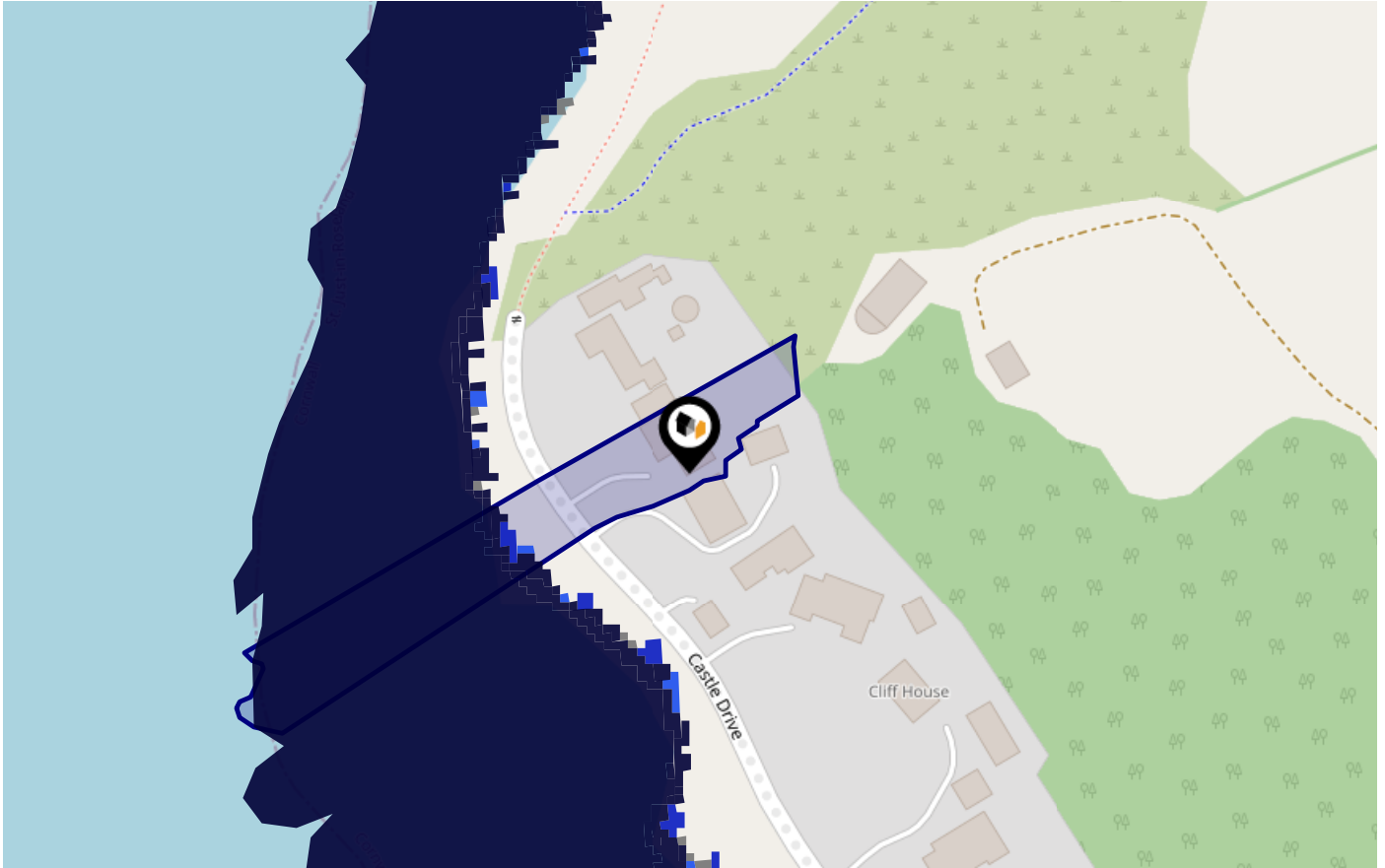
7 Penryn

8 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.

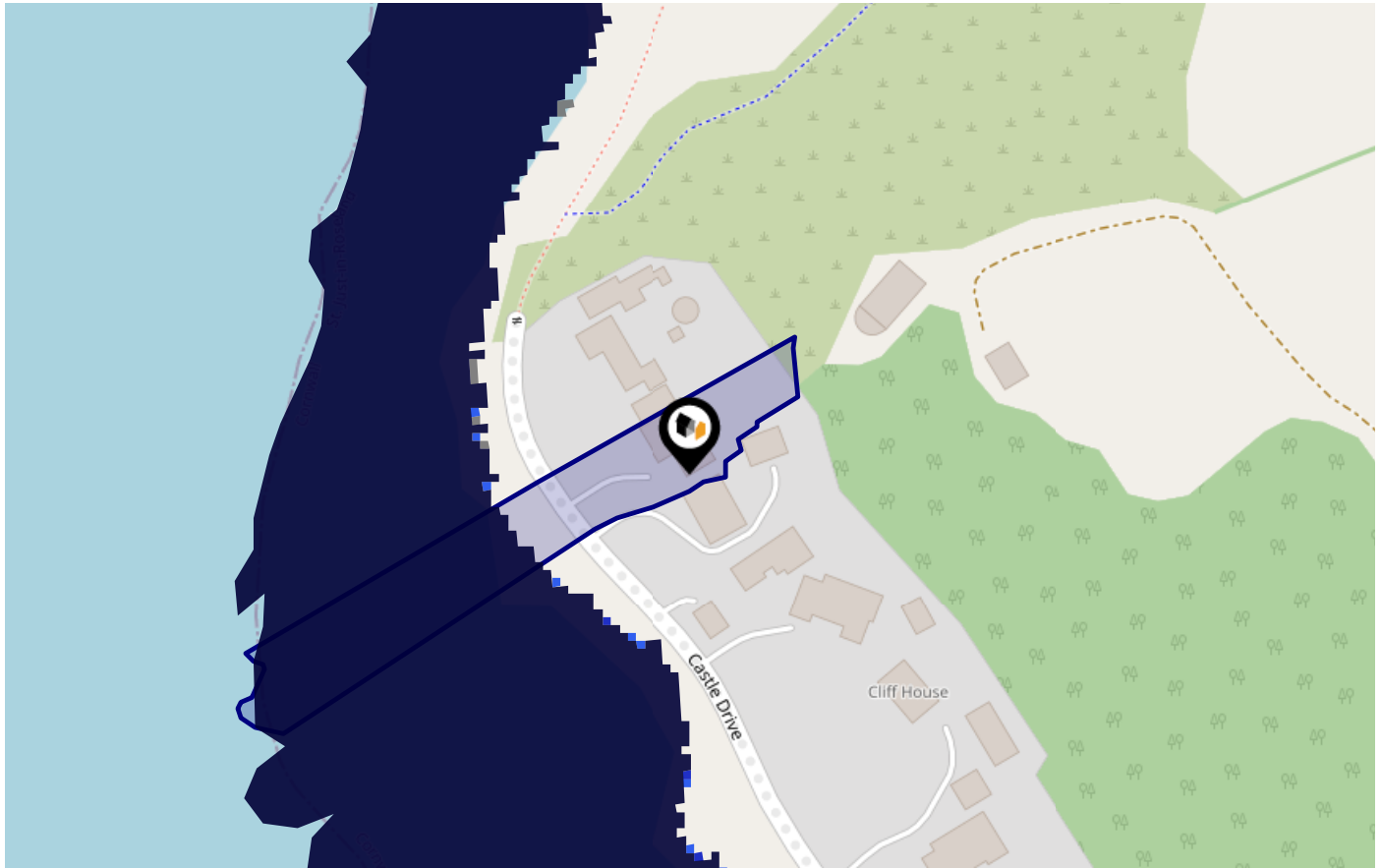
Chance of flooding to the following depths at this property:



# 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.
- 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.

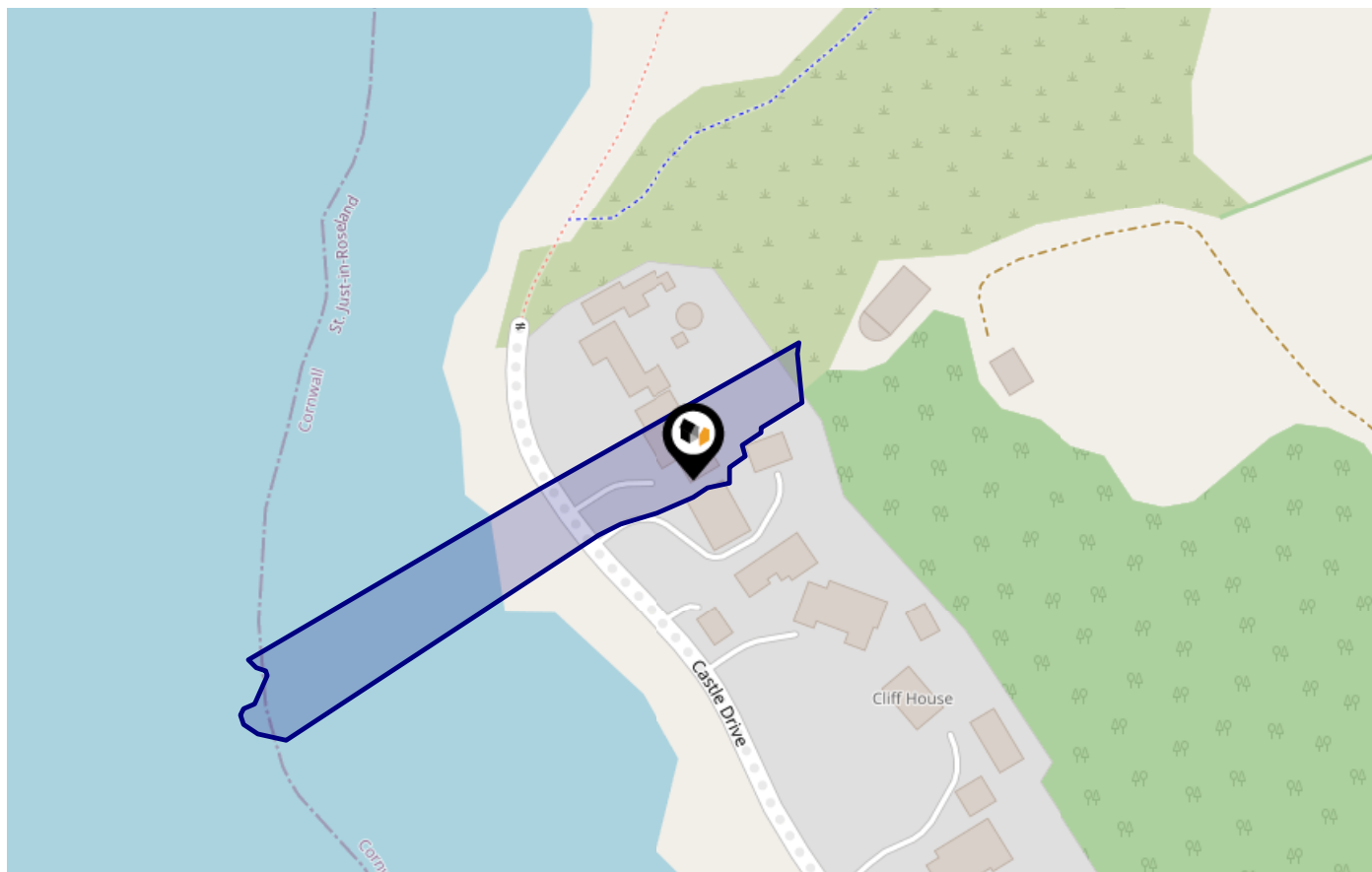
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

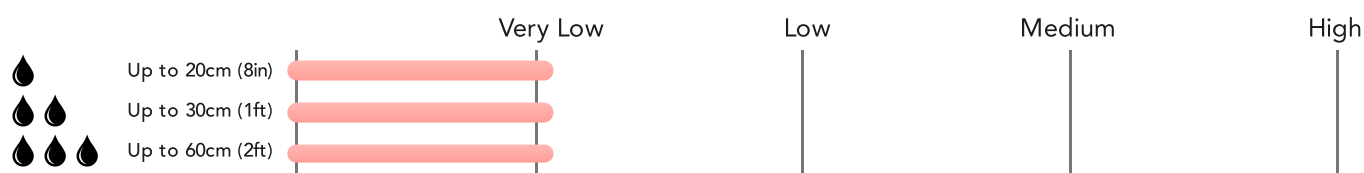


Risk Rating: Very low

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.
- 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.

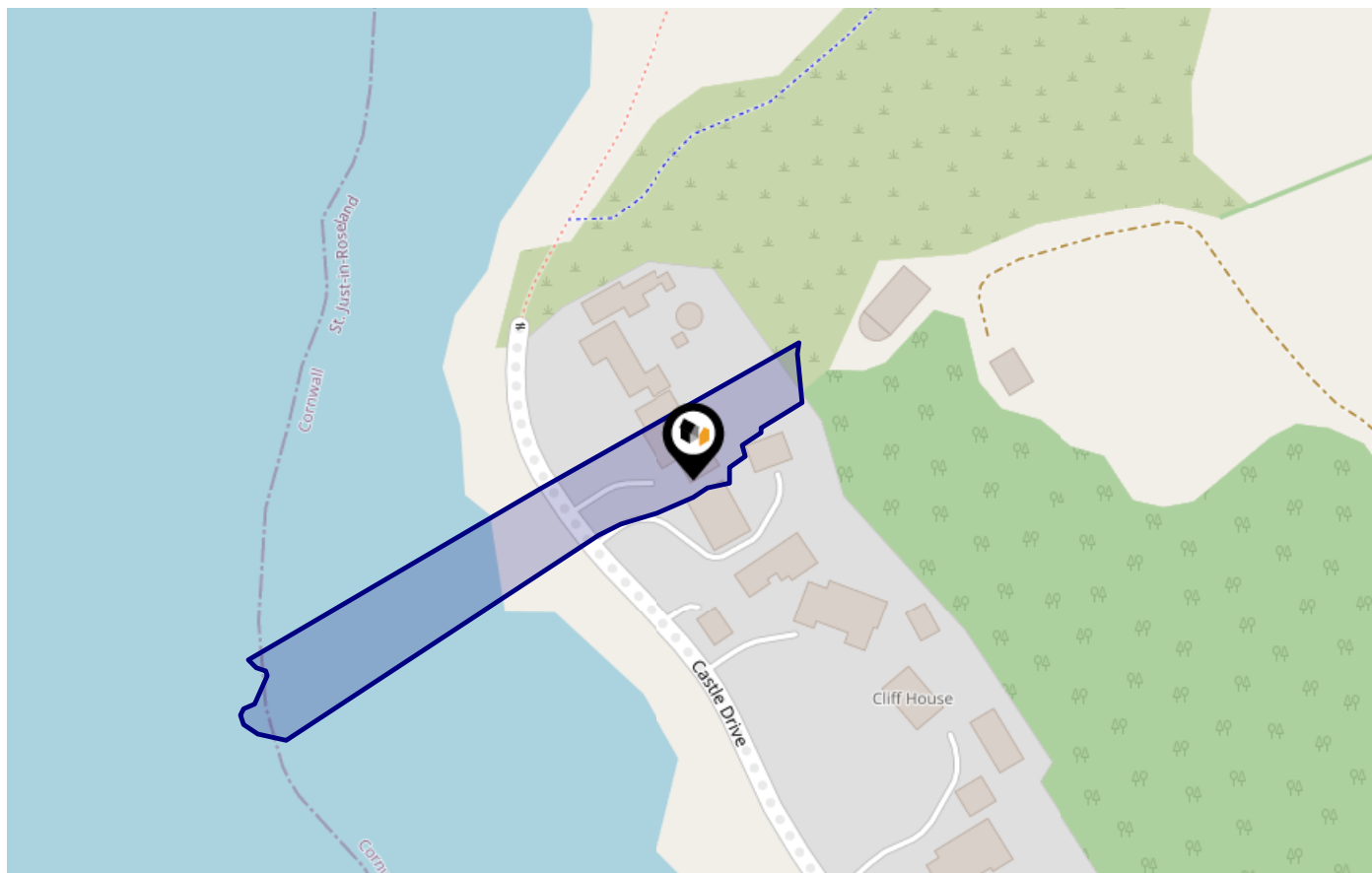
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

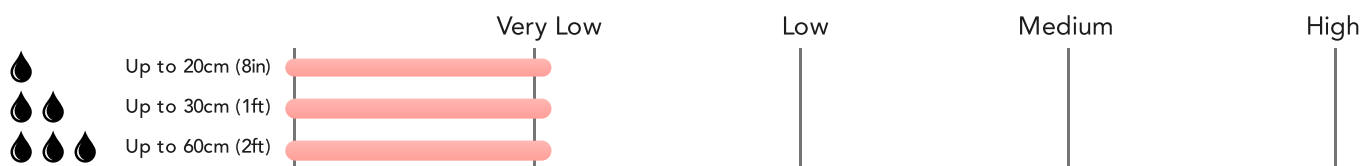


Risk Rating: Very low

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.
- 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:













# Maps

## Listed Buildings

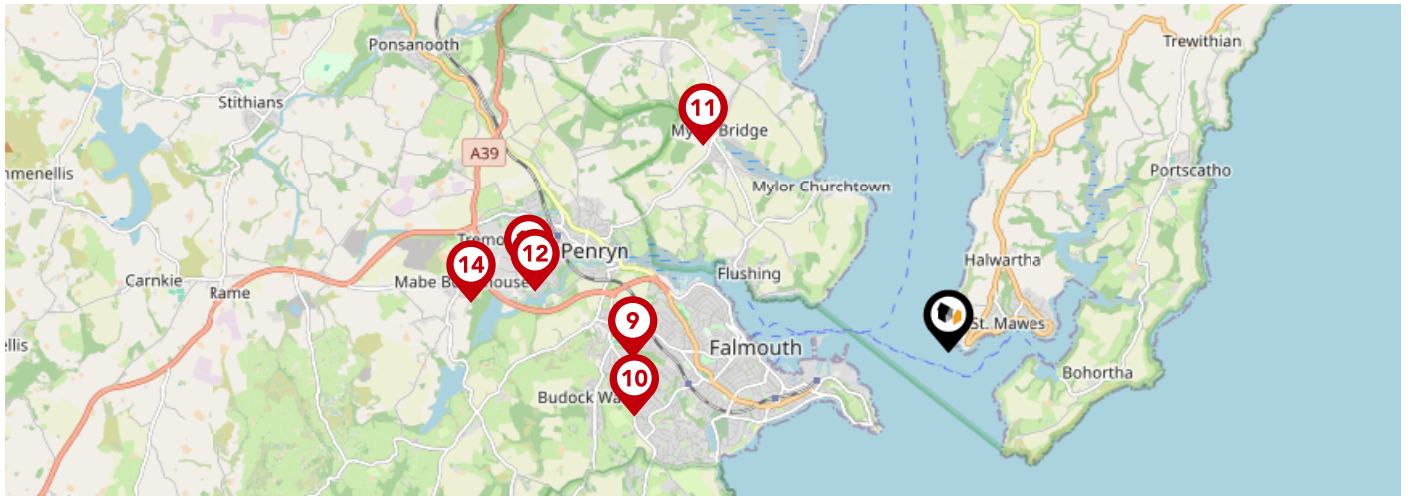
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1136705 - St Mawes Castle, Gatehouse, Blockhouse, Magazine And Outer Defences	Grade I	0.3 miles
 1136615 - Drinking Fountain On South Side Of Road	Grade II	0.3 miles
 1136602 - Pink Cottage	Grade II	0.4 miles
 1380560 - Sea Wall	Grade II	0.4 miles
 1141004 - Cartref Including Front Garden Wall	Grade II	0.4 miles
 1328945 - Bay Cottage, Seacliffe Warren And West Warren	Grade II	0.4 miles
 1136632 - Marine House And Cobblestones	Grade II	0.5 miles
 1328943 - 7, Commercial Road	Grade II	0.5 miles
 1136599 - Pilots Cottage	Grade II	0.5 miles
 1141000 - Church Of St Mawes	Grade II	0.5 miles



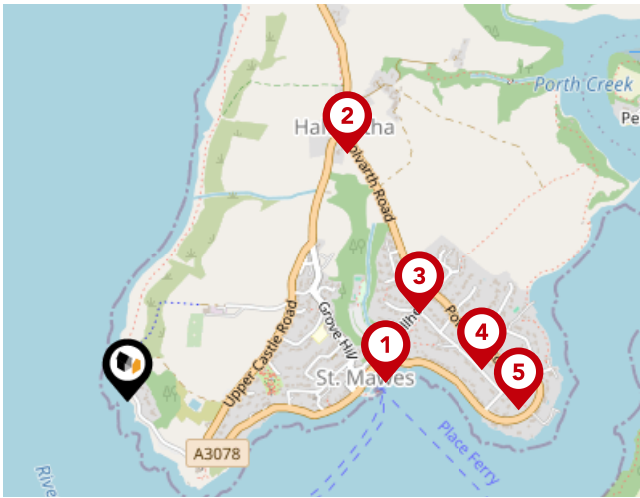
	Nursery	Primary	Secondary	College	Private
<b>St Mawes Primary School</b> Ofsted Rating: Good   Pupils: 34   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Flushing School</b> Ofsted Rating: Good   Pupils: 78   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Falmouth University</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>King Charles Church of England Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Falmouth Primary Academy</b> Ofsted Rating: Good   Pupils: 244   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Gerrans School</b> Ofsted Rating: Good   Pupils: 76   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Marlborough School</b> Ofsted Rating: Good   Pupils: 212   Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Mary's Catholic Primary School, Falmouth</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>Falmouth School</b> Ofsted Rating: Requires improvement   Pupils: 968   Distance:3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>St Francis CofE Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Mylor Community Primary School</b> Ofsted Rating: Good   Pupils: 144   Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Penryn College</b> Ofsted Rating: Good   Pupils: 1154   Distance:3.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Penryn Primary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Mabe Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 175   Distance:4.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Mawnan CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Devoran School</b> Ofsted Rating: Good   Pupils: 201   Distance:4.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

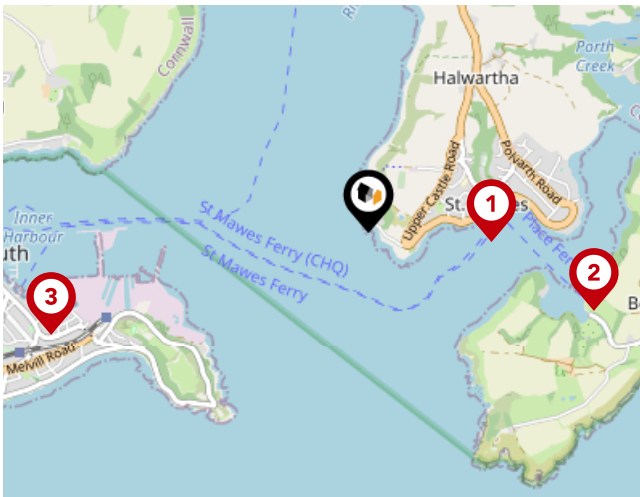
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Car Park	0.61 miles
2	St Mawes Garage	0.79 miles
3	Polvarth Estate	0.72 miles
4	Freshwater Lane	0.84 miles
5	Buckeys Lane	0.93 miles



### Ferry Terminals

Pin	Name	Distance
1	St Mawes Ferry Landing	0.59 miles
2	Place Ferry Landing	1.14 miles
3	Falmouth Ntl Maritime Museum Ferry Landing	1.58 miles

# 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### H Tiddy

Manor Office, The Square- St Mawes,  
Truro, Cornwall, TR2 5AG  
01326270212  
mark@htiddy.co.uk  
<https://www.htiddy.co.uk/>

