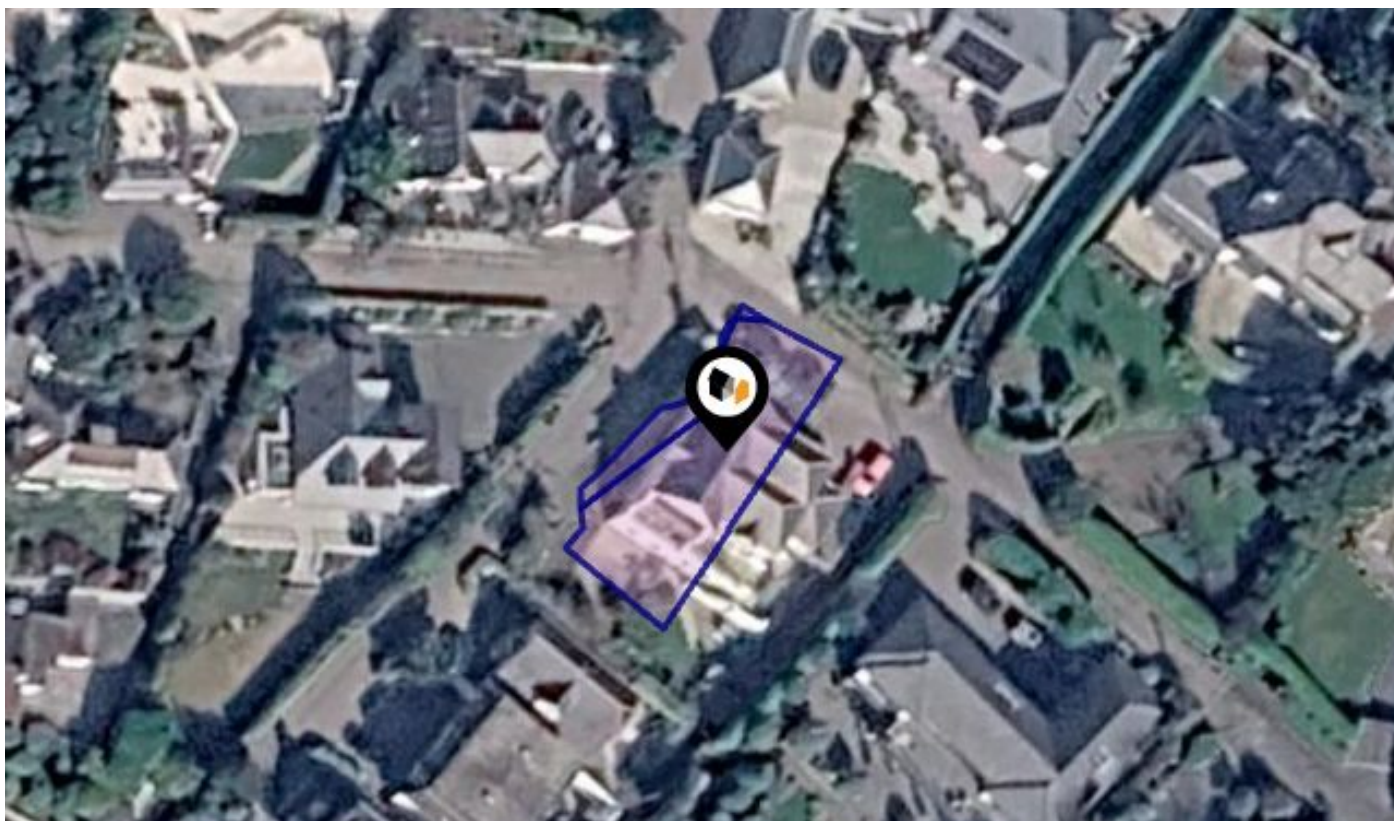




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st May 2026



PEDN MORAN, ST. MAWES, TRURO, TR2

H Tiddy

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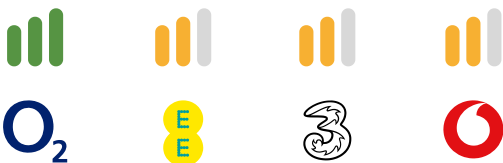
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,445 ft ² / 134 m ²		
Plot Area:	0.07 acres		
Year Built :	1998		
Council Tax :	Band F		
Annual Estimate:	£3,742		
Title Number:	CL139924		

Local Area

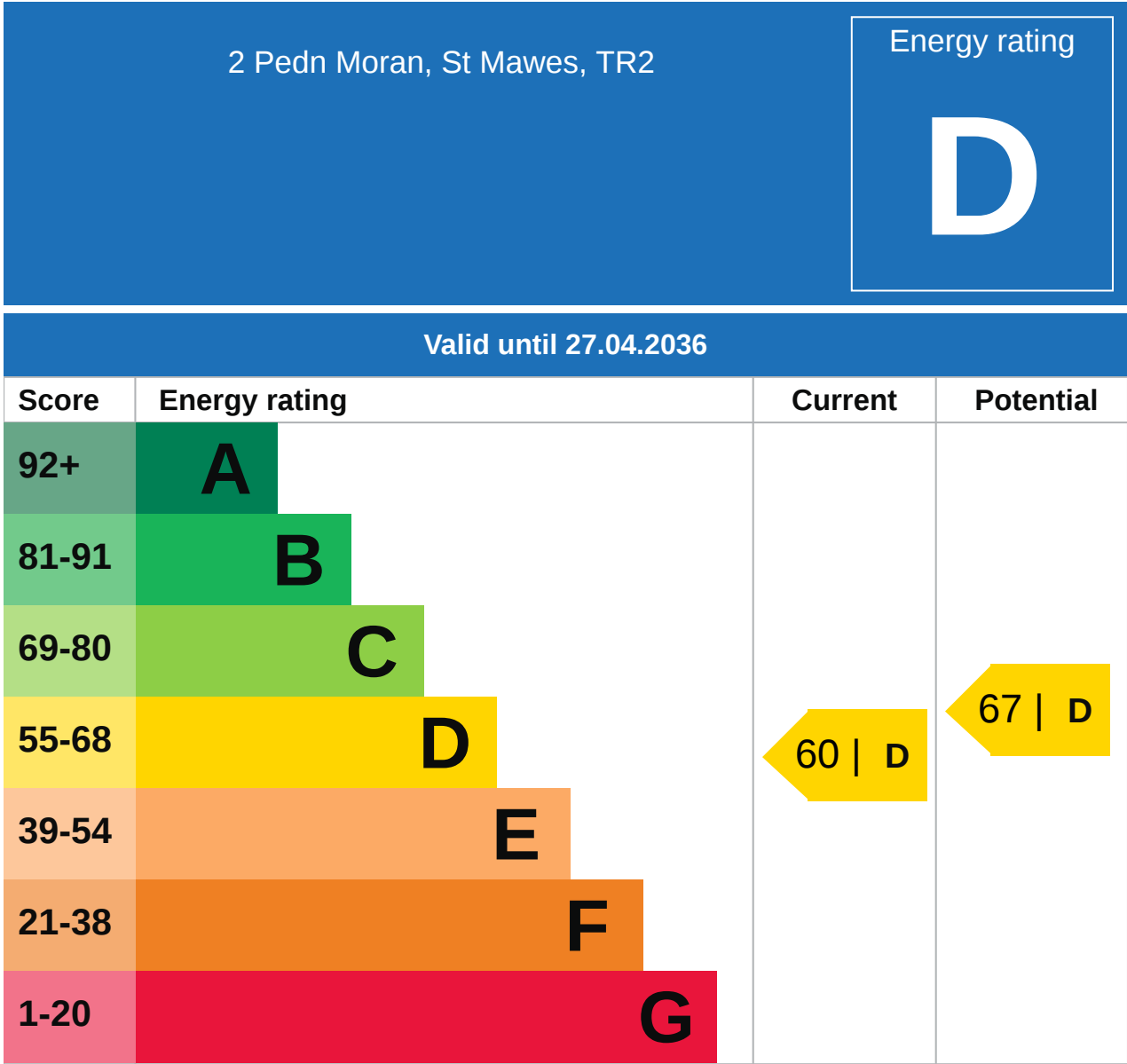
Local Authority:	Cornwall	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	18 mb/s	80 mb/s	- mb/s
• Surface Water	Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





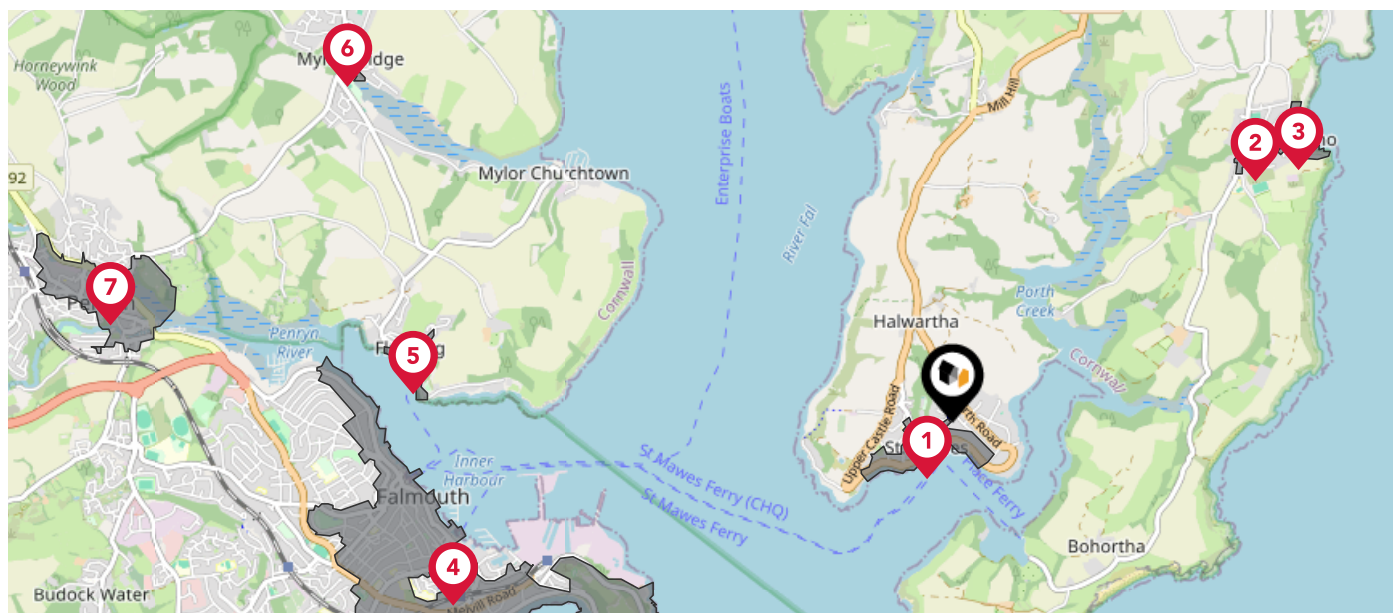
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, LPG
Main Heating Energy:	Poor
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	To unheated space, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	105 m ²

Maps

Conservation Areas

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



Gerrans



Portscatho



Falmouth



Flushing



Mylor Bridge

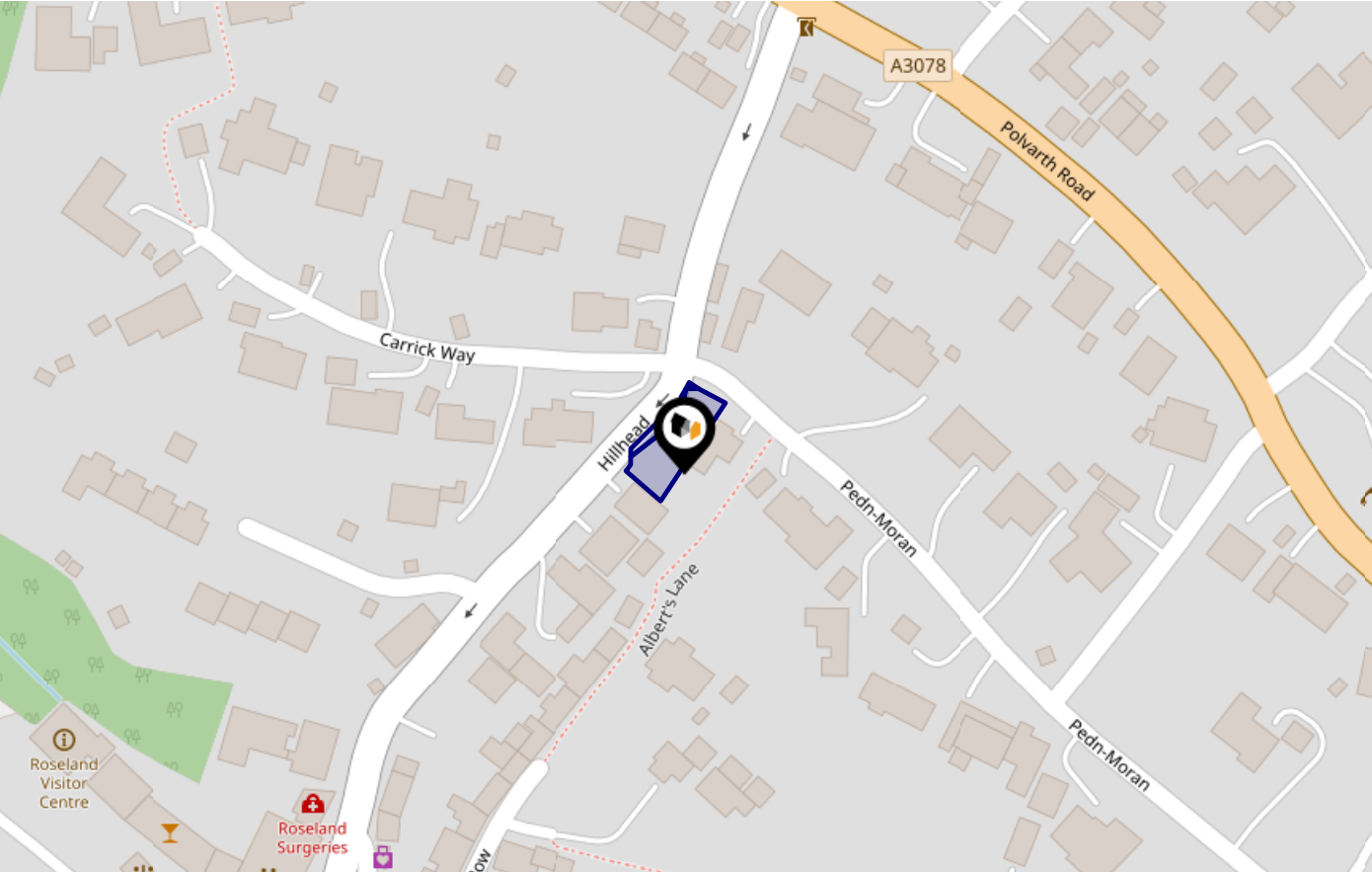


Penryn

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.

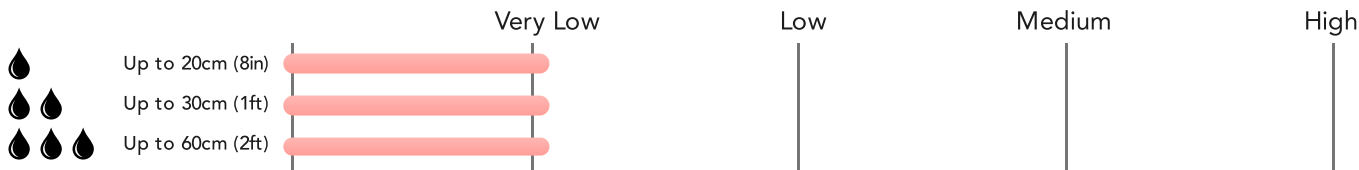


Risk Rating: Very low

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.

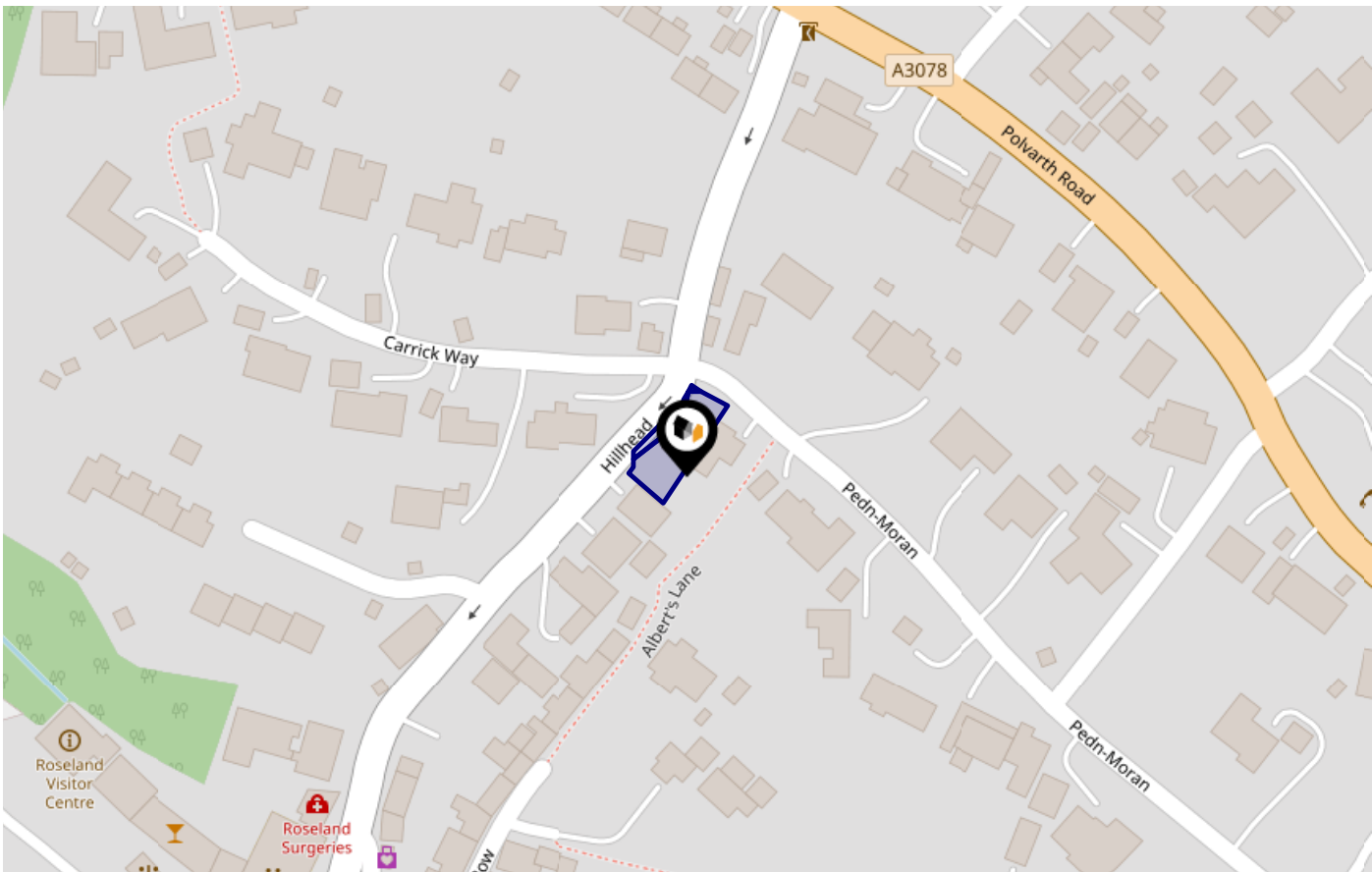
Chance of flooding to the following depths at this property:



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.

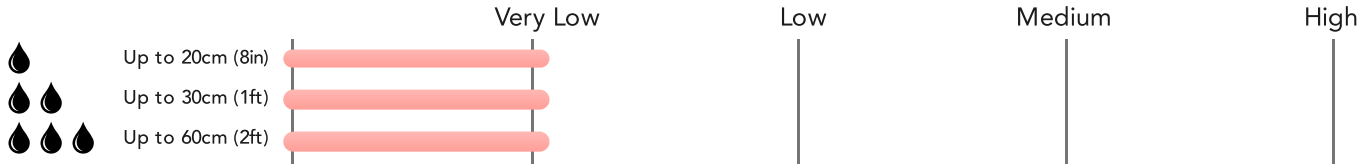


Risk Rating: Very low

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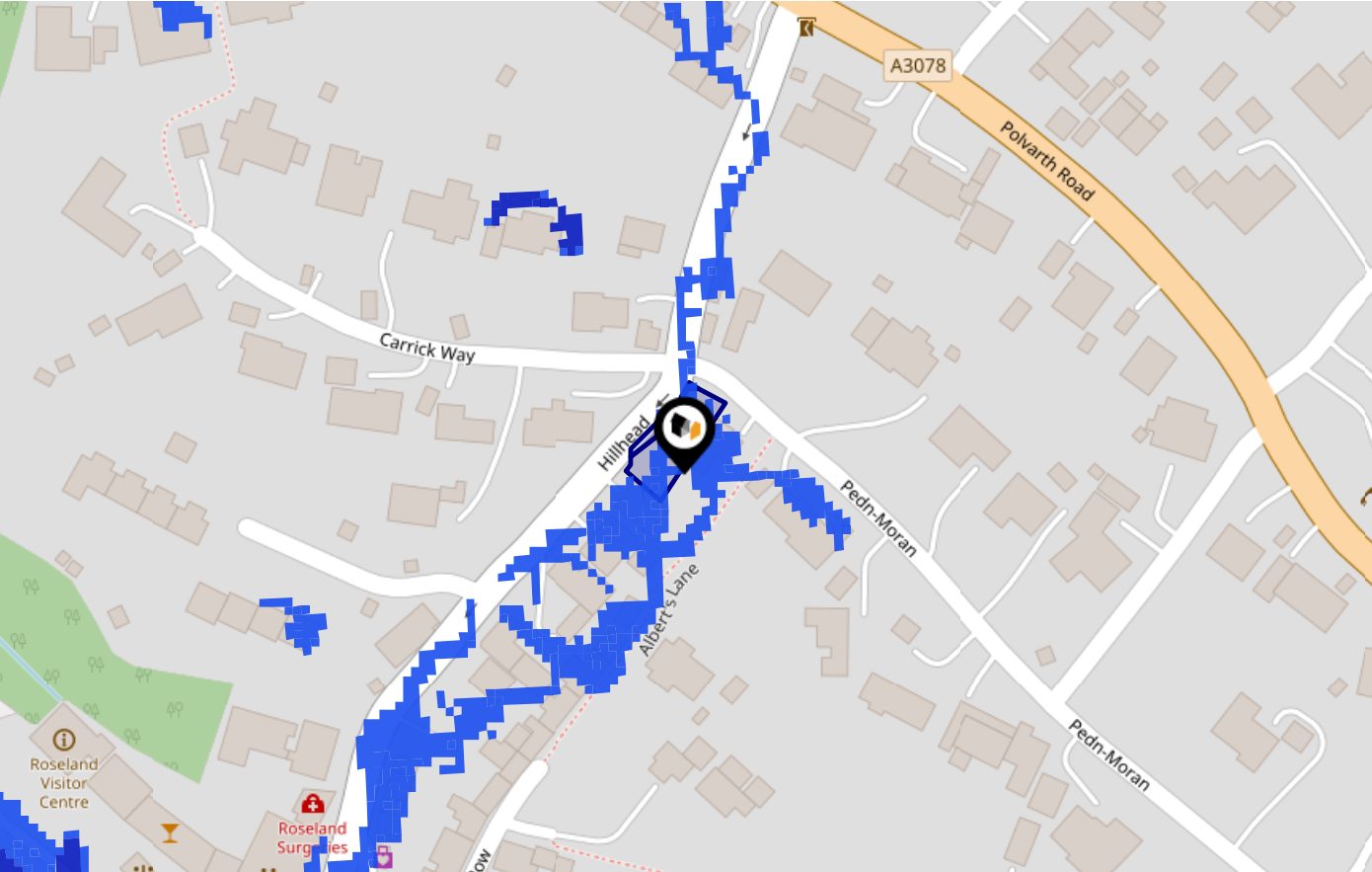
Chance of flooding to the following depths at this property:



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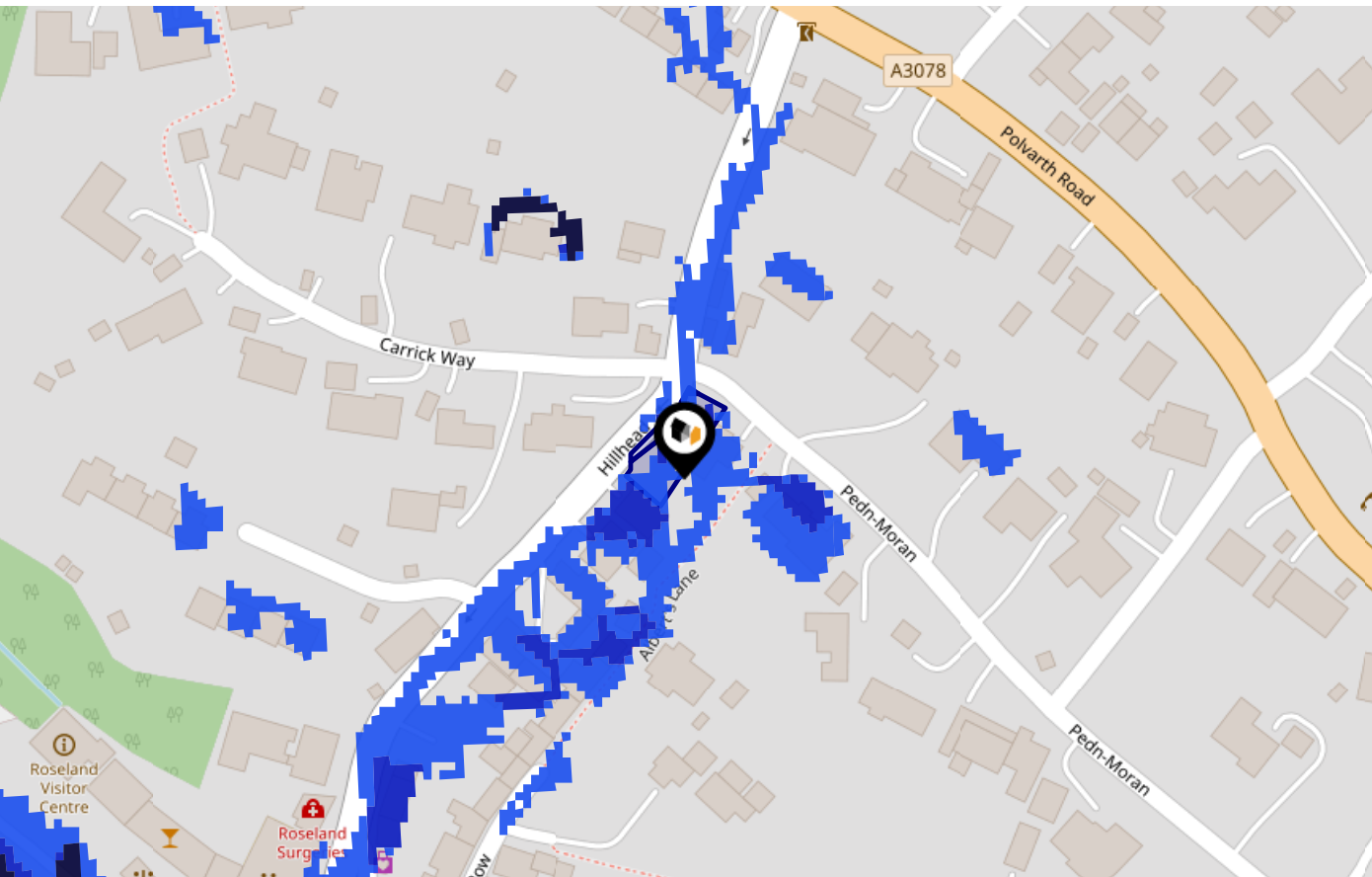
Chance of flooding to the following depths at this property:



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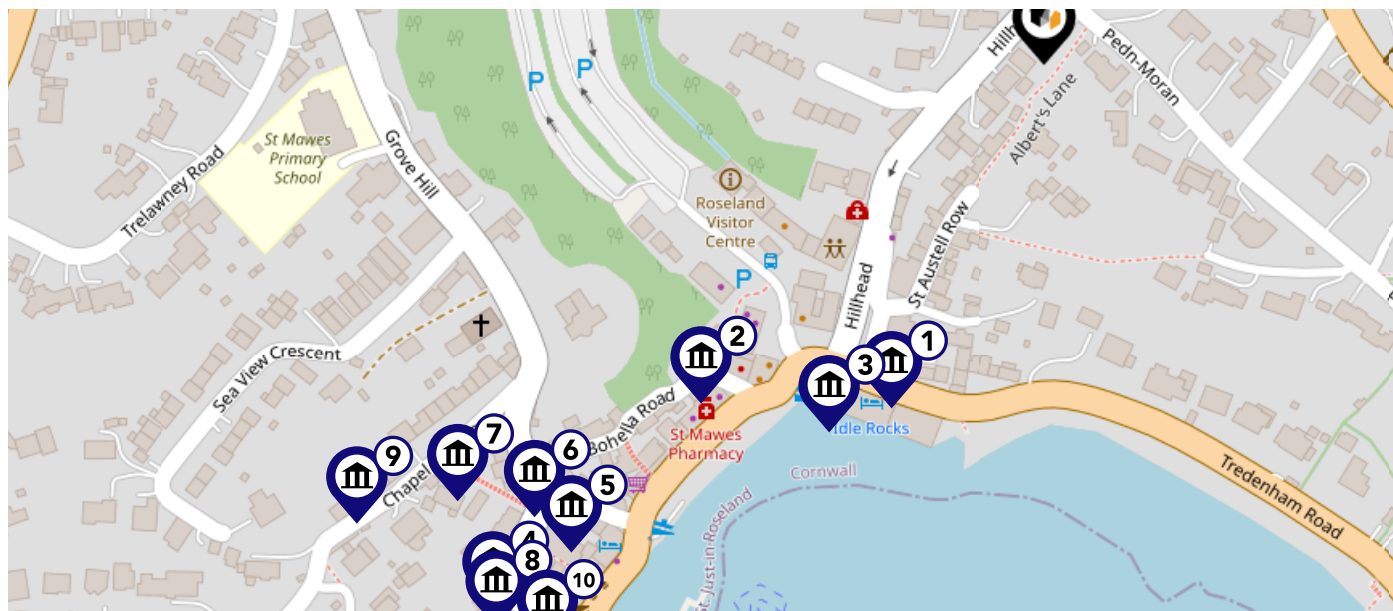
Chance of flooding to the following depths at this property:



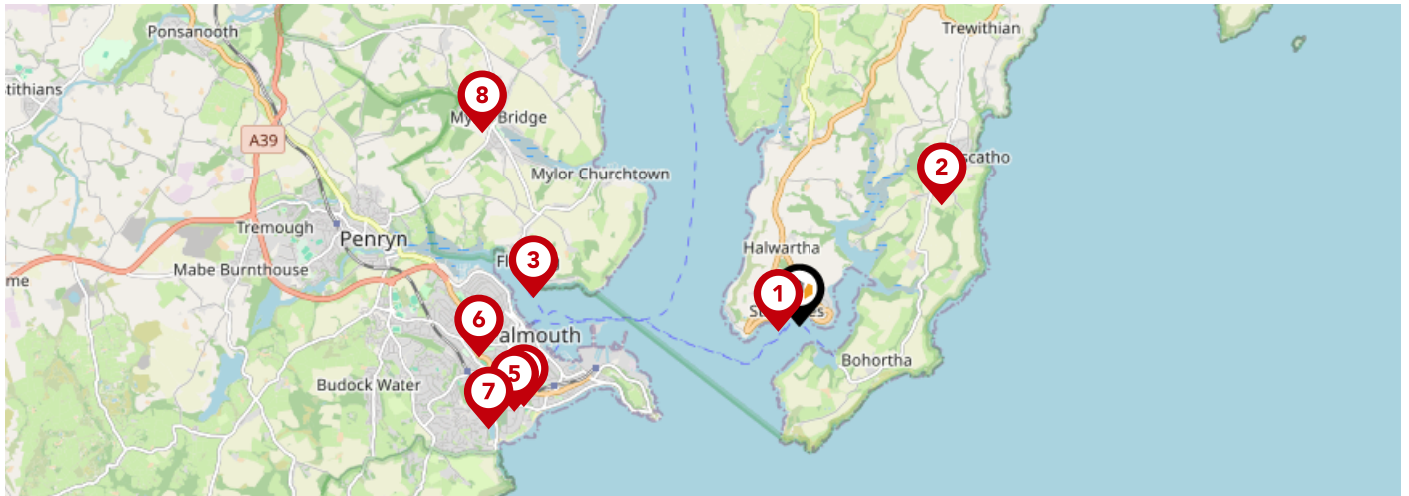
Maps

Listed Buildings

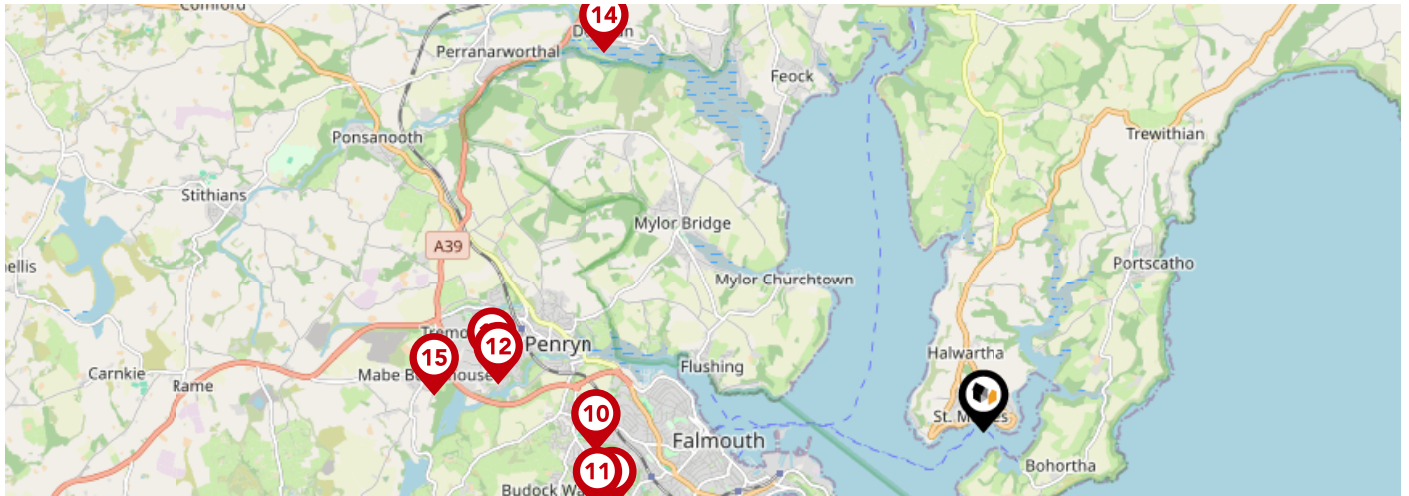
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1312649 - 8, The Square, Including Raised Pavement	Grade II	0.1 miles
	1140997 - Bohella Cottage, Adjoining House, Garden Wall And Gate To South	Grade II	0.1 miles
	1140967 - 6 And 7, The Square	Grade II	0.1 miles
	1328943 - 7, Commercial Road	Grade II	0.2 miles
	1312618 - Victory Cottage	Grade II	0.2 miles
	1141002 - Well Of Saint Mawes Or Saint Mauditus	Grade II	0.2 miles
	1140998 - Treblok	Grade II	0.2 miles
	1136572 - Kimberley House	Grade II	0.2 miles
	1328941 - 22, Chapel Terrace	Grade II	0.2 miles
	1312719 - Cobblers The Tiddler	Grade II	0.2 miles



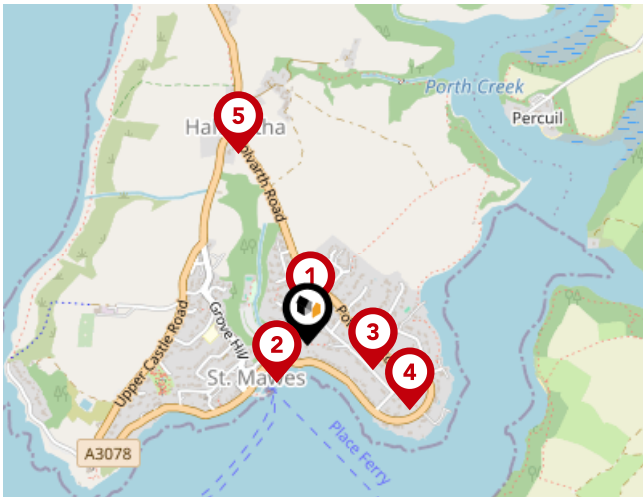
		Nursery	Primary	Secondary	College	Private
	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:0.21	☐	☒	☐	☐	☐
	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:1.77	☐	☒	☐	☐	☐
	Flushing School Ofsted Rating: Good Pupils: 78 Distance:2.54	☐	☒	☐	☐	☐
	Falmouth University Ofsted Rating: Not Rated Pupils:0 Distance:2.73	☐	☐	☒	☐	☐
	King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:2.83	☐	☒	☐	☐	☐
	Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:3.06	☐	☒	☐	☐	☐
	Marlborough School Ofsted Rating: Good Pupils: 212 Distance:3.12	☐	☒	☐	☐	☐
	Mylor Community Primary School Ofsted Rating: Good Pupils: 144 Distance:3.52	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement Pupils: 187 Distance:3.61	☐	☒	☐	☐	☐
	Falmouth School Ofsted Rating: Requires improvement Pupils: 968 Distance:3.69	☐	☐	☒	☐	☐
	St Francis CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:3.74	☐	☒	☐	☐	☐
	Penryn College Ofsted Rating: Good Pupils: 1154 Distance:4.64	☐	☐	☒	☐	☐
	Penryn Primary Academy Ofsted Rating: Good Pupils: 345 Distance:4.71	☐	☒	☐	☐	☐
	Devoran School Ofsted Rating: Good Pupils: 201 Distance:5.09	☐	☒	☐	☐	☐
	Mabe Community Primary School Ofsted Rating: Requires improvement Pupils: 175 Distance:5.23	☐	☒	☐	☐	☐
	Mawnan CofE VA Primary School Ofsted Rating: Good Pupils: 141 Distance:5.34	☐	☒	☐	☐	☐

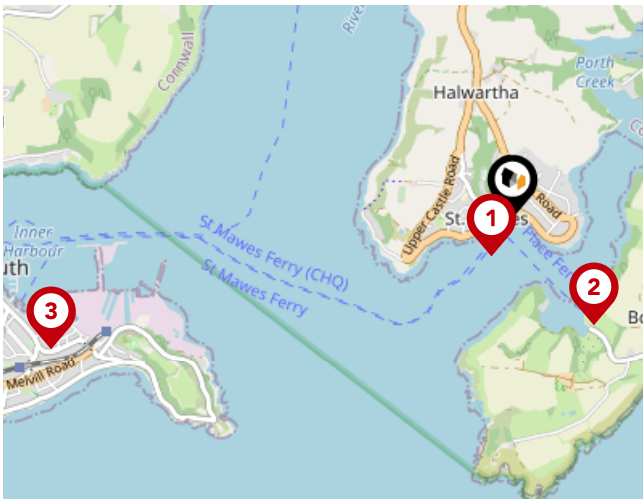
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Polvarth Estate	0.08 miles
2	Car Park	0.11 miles
3	Freshwater Lane	0.17 miles
4	Buckeys Lane	0.28 miles
5	St Mawes Garage	0.49 miles



Ferry Terminals

Pin	Name	Distance
1	St Mawes Ferry Landing	0.21 miles
2	Place Ferry Landing	0.64 miles
3	Falmouth Ntl Maritime Museum Ferry Landing	2.27 miles

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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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