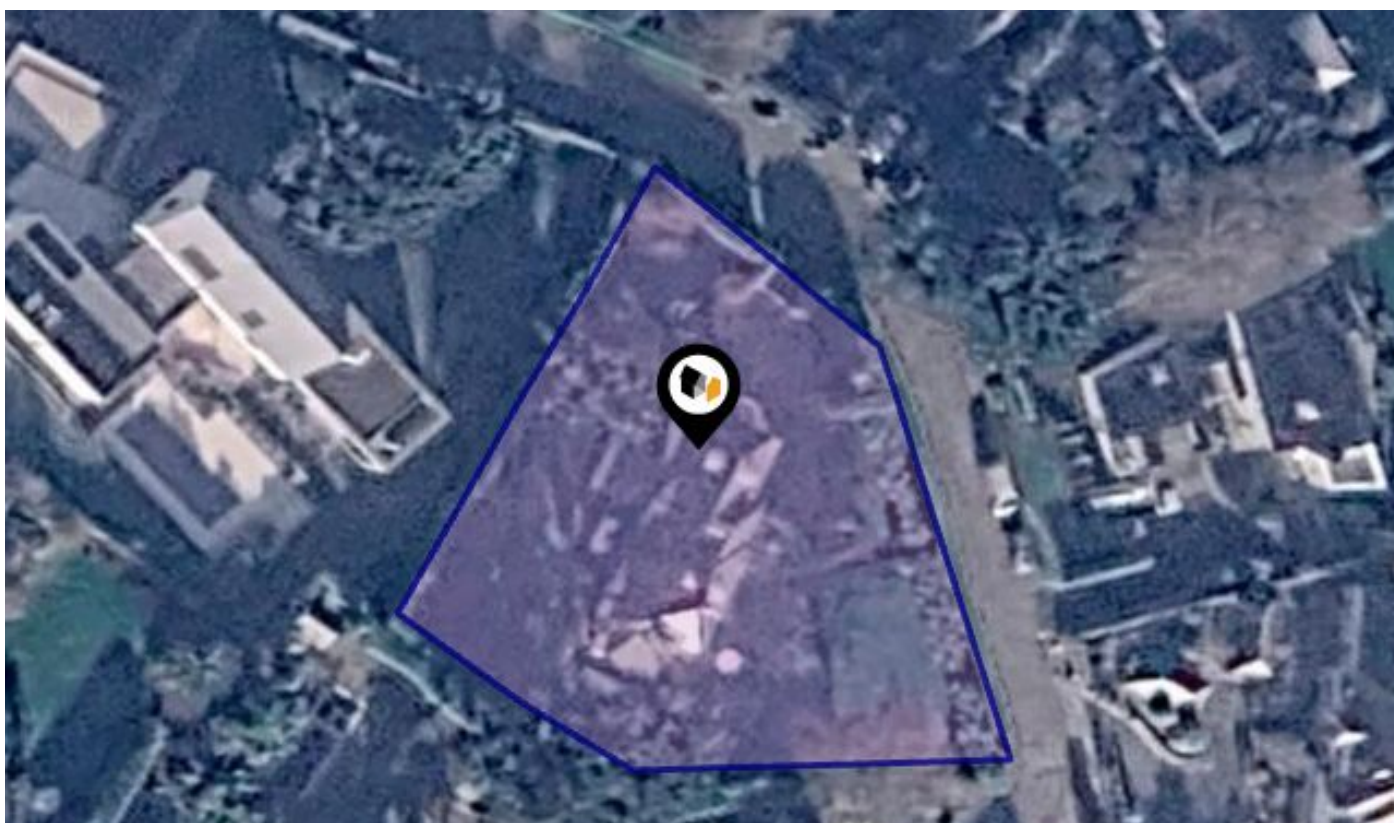




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th July 2026



FRESHWATER LANE, ST. MAWES, TRURO, TR2

H Tiddy

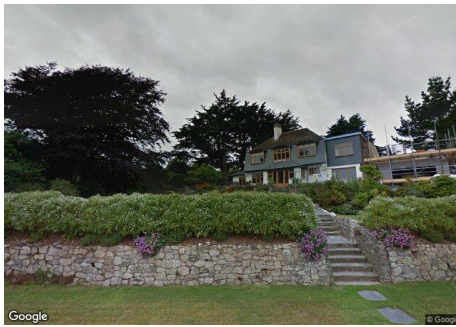
Manor Office, The Square- St Mawes, Truro, Cornwall, TR2 5AG

01326270212

sales@htiddy.co.uk

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





Property

Type:	Detached
Bedrooms:	5
Floor Area:	3,339 ft ² / 310 m ²
Plot Area:	0.42 acres
Year Built :	1930-1949
Council Tax :	Band G
Annual Estimate:	£4,318
Title Number:	CL302136

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

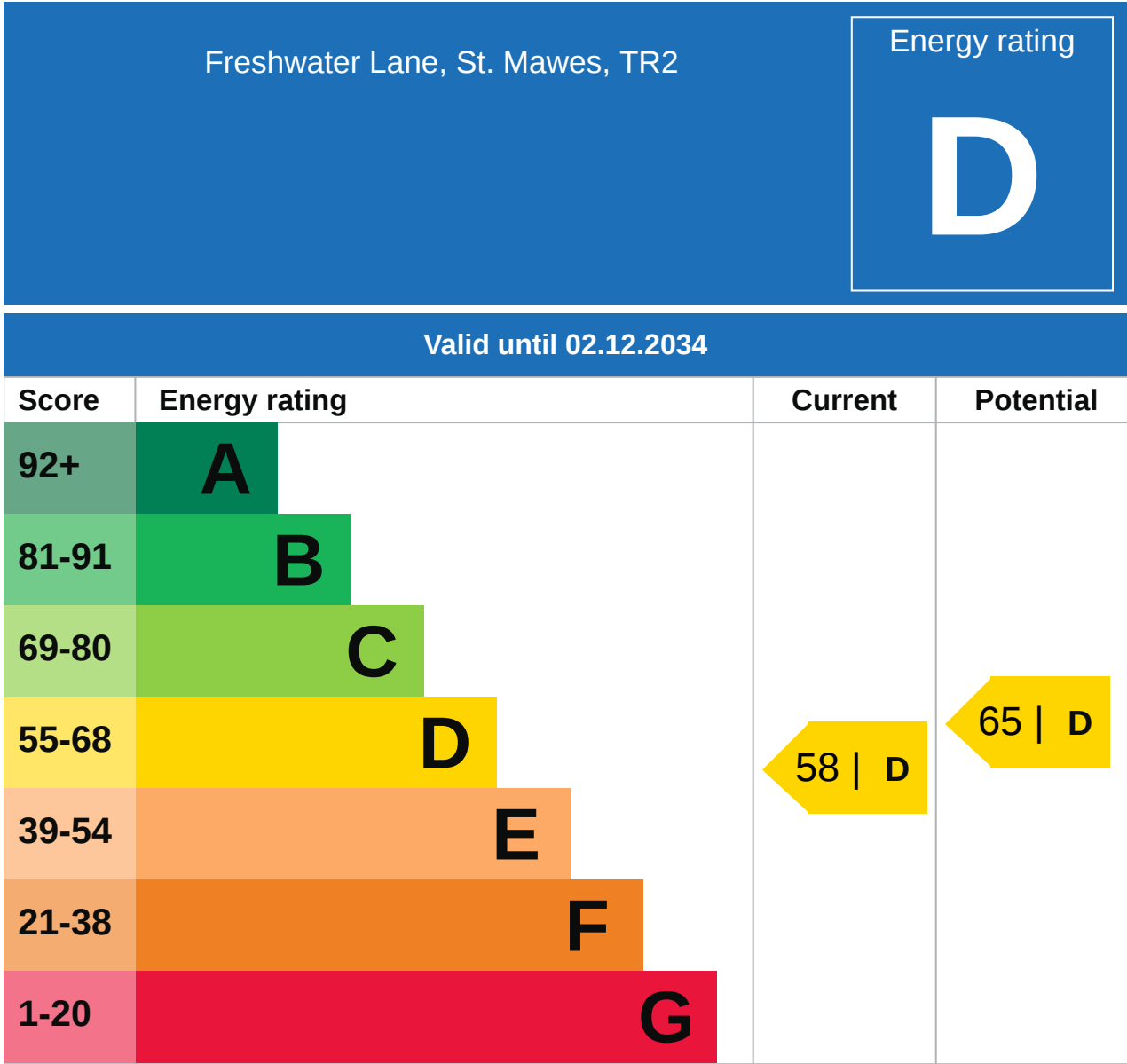


Planning History This Address

Planning records for: *Freshwater Lane, St. Mawes, Truro, TR2*

Reference - PA14/05367	
Decision:	Decided
Date:	20th June 2014
Description:	Proposed extension and loft conversion, removal of concrete tile roof finish and replace with slate, plus associated works. Dormers on the front elevation along with a balcony on the side elevation

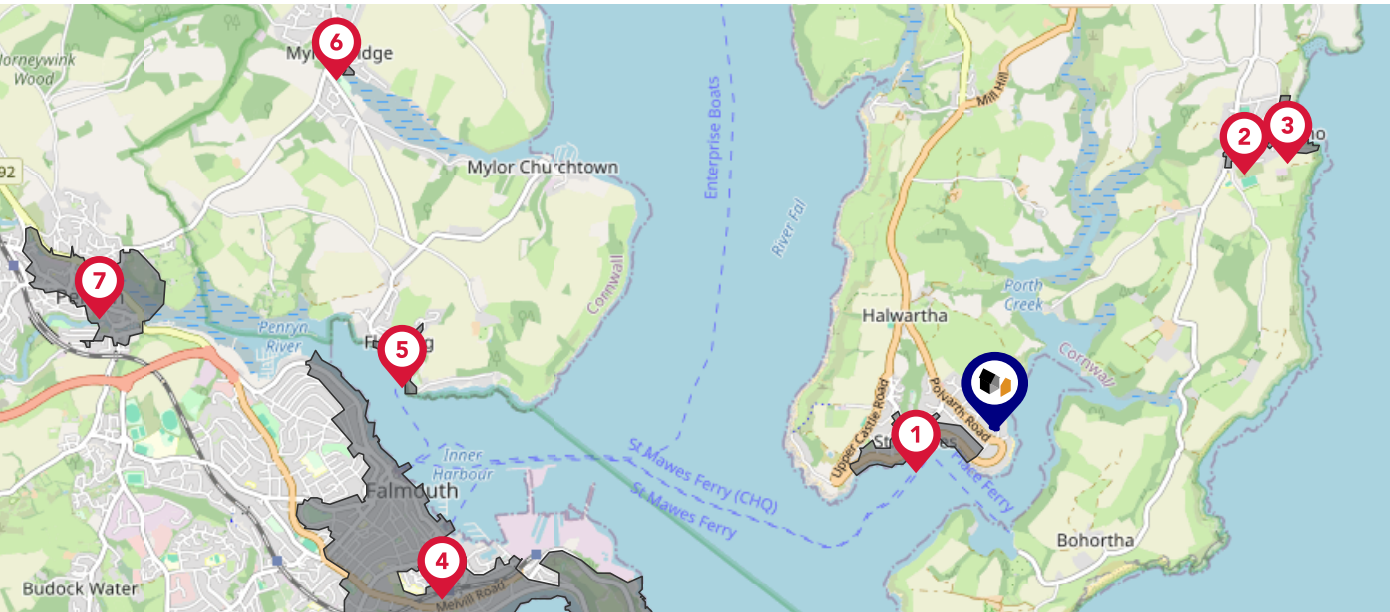
Reference - PA14/01363	
Decision:	Decided
Date:	13th February 2014
Description:	Proposed replacement windows, rebuilding of porch, enlargement of first floor hall window and new rainwater goods (where necessary)



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:	Double glazing installed during or after 2002
Previous Extension:	4
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	293 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.

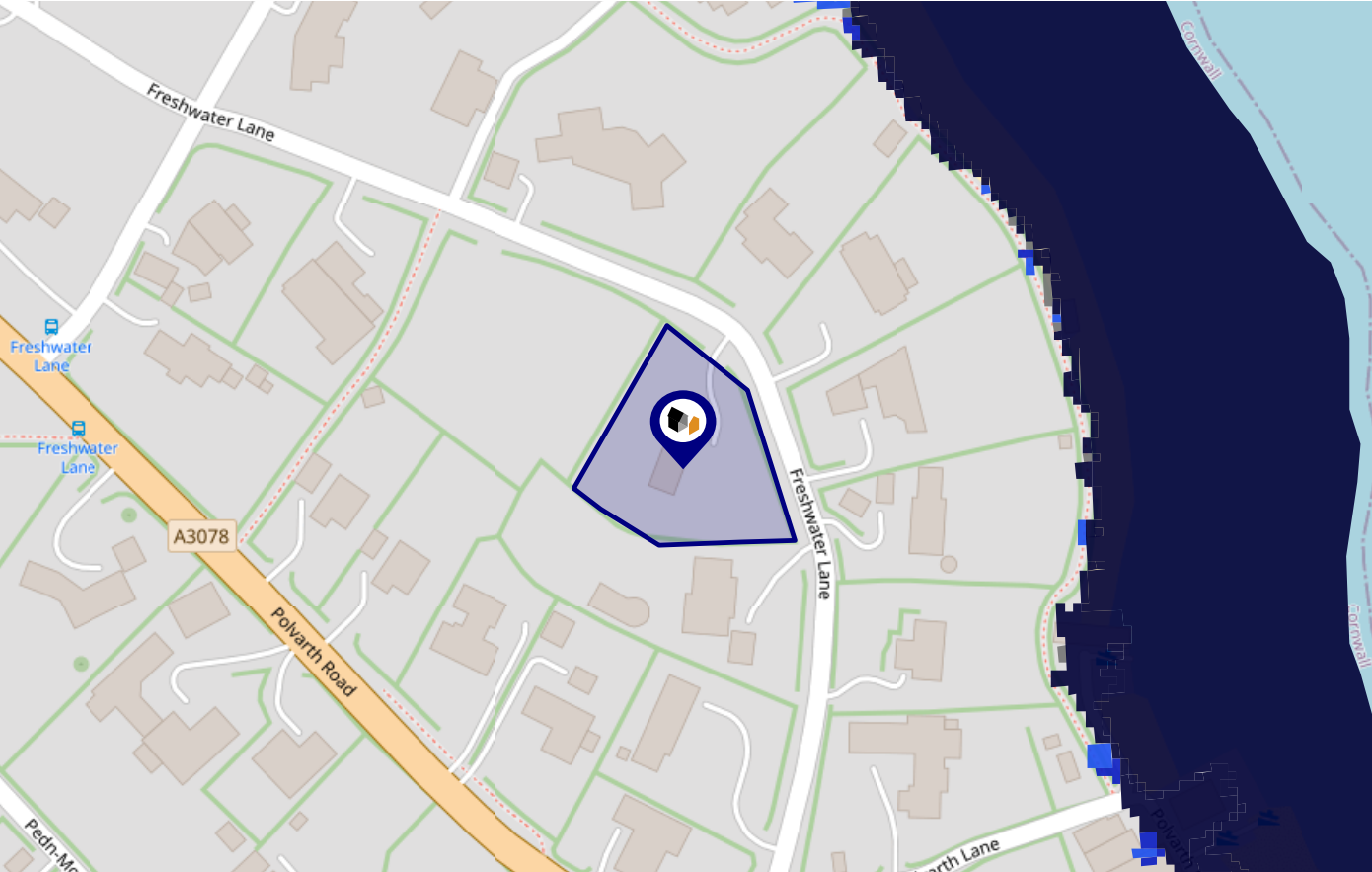


Nearby Conservation Areas	
1	St Mawes
2	Gerrans
3	Portscatho
4	Falmouth
5	Flushing
6	Mylor Bridge
7	Penryn

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.

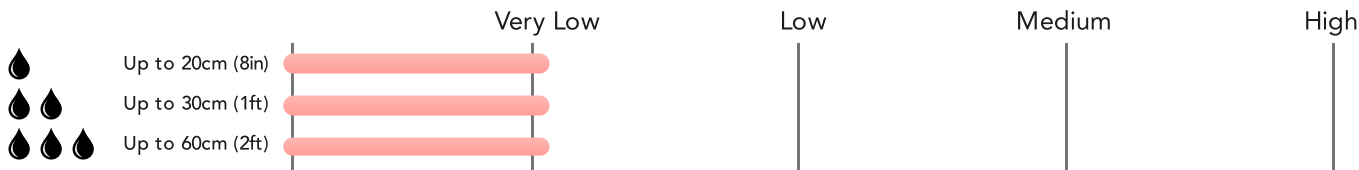


Risk Rating: Very low

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.

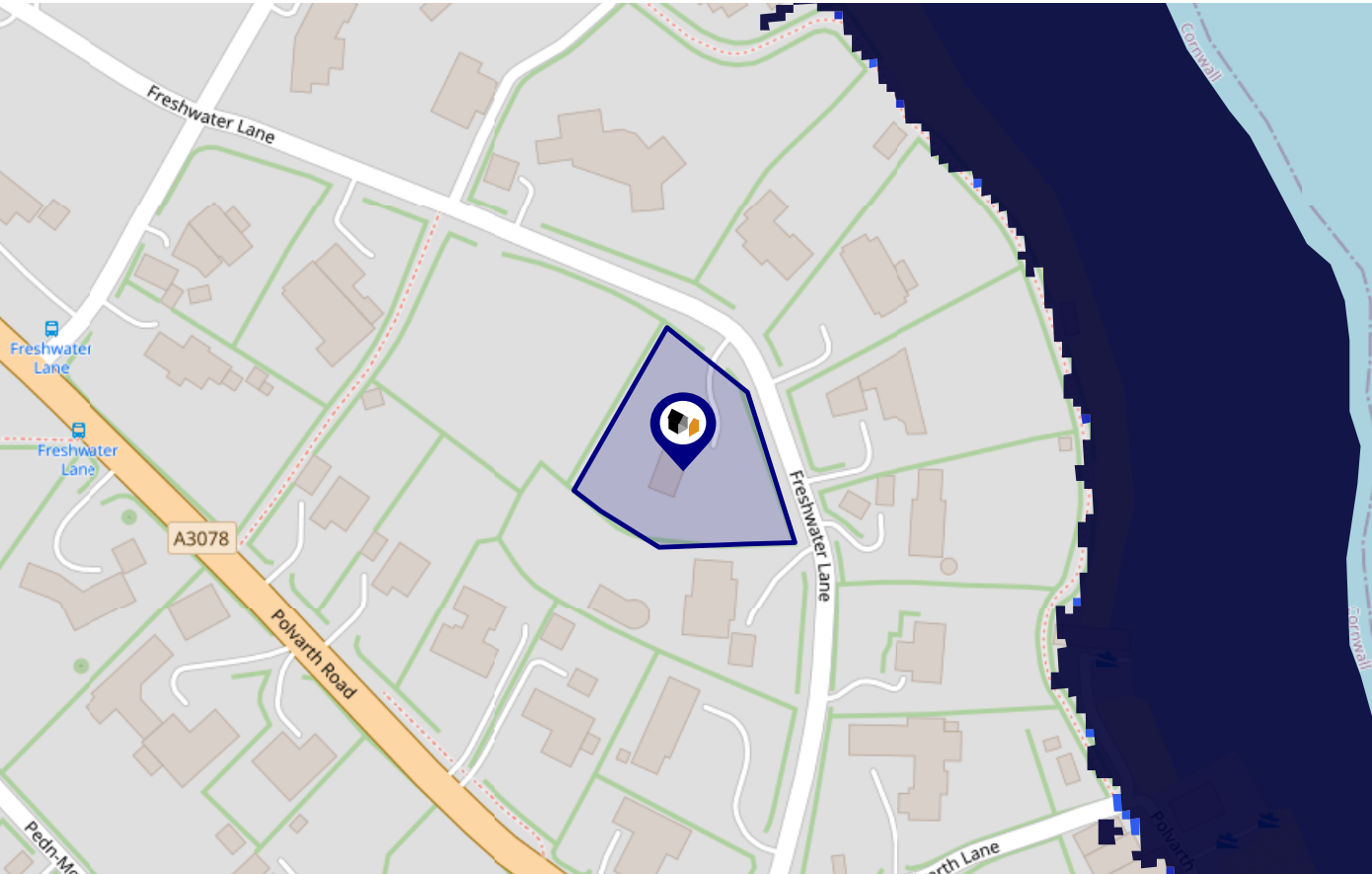
Chance of flooding to the following depths at this property:



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.

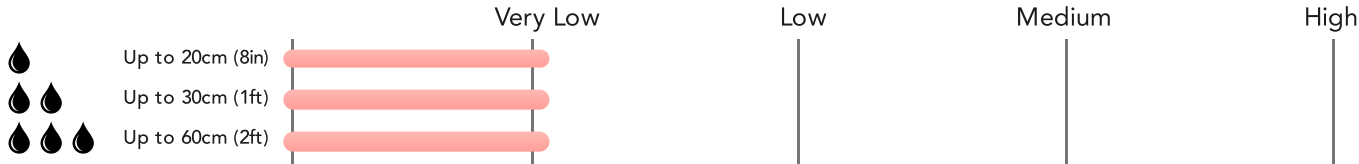


Risk Rating: Very low

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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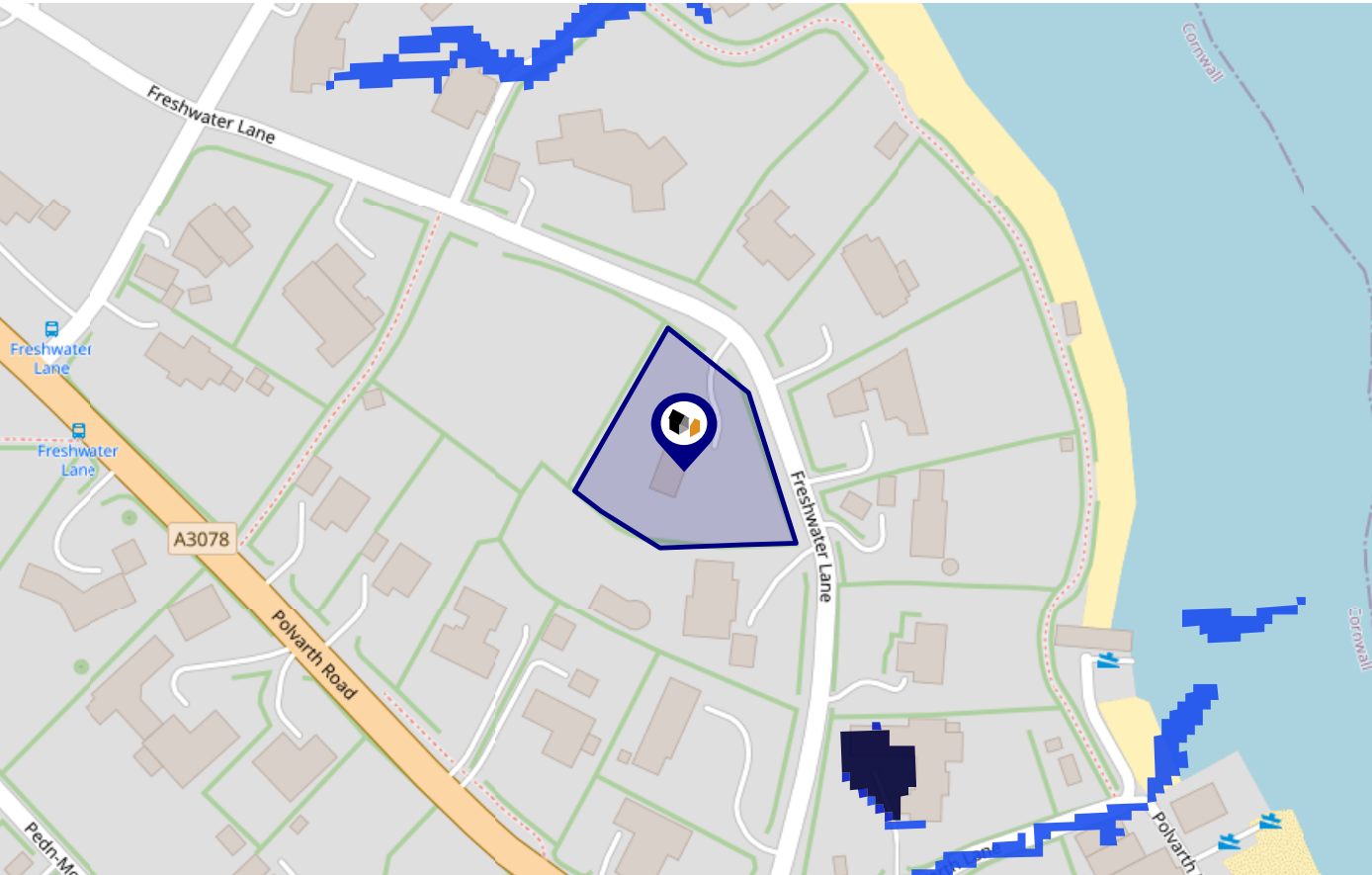
Chance of flooding to the following depths at this property:



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.

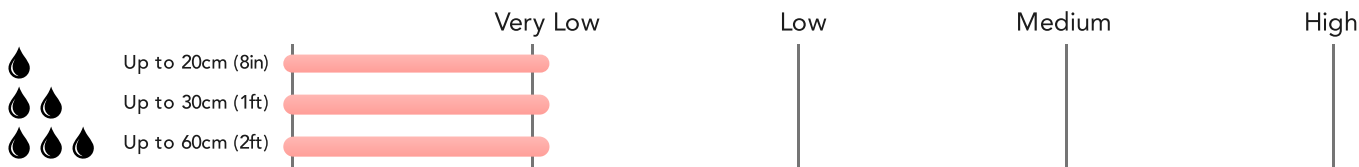


Risk Rating: Very low

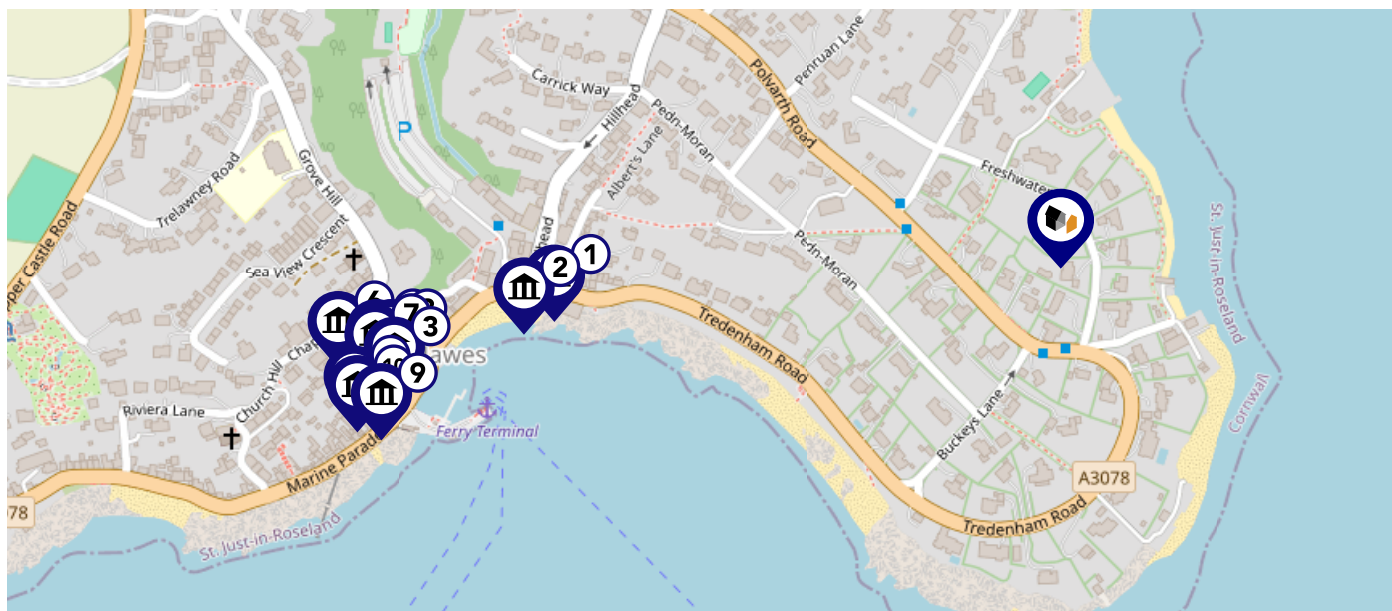
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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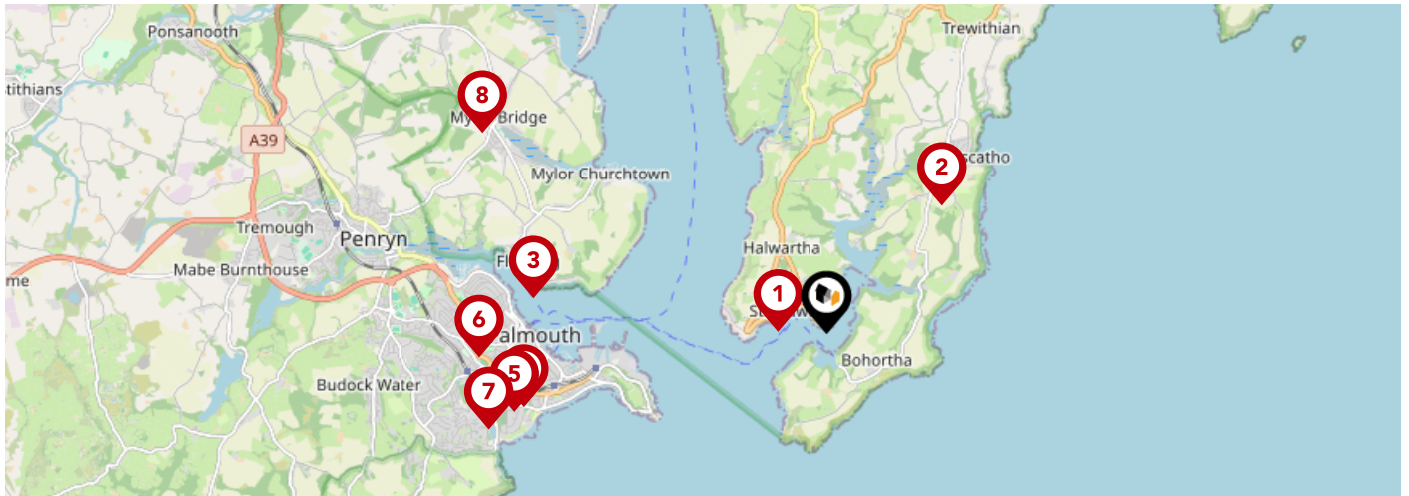
Chance of flooding to the following depths at this property:



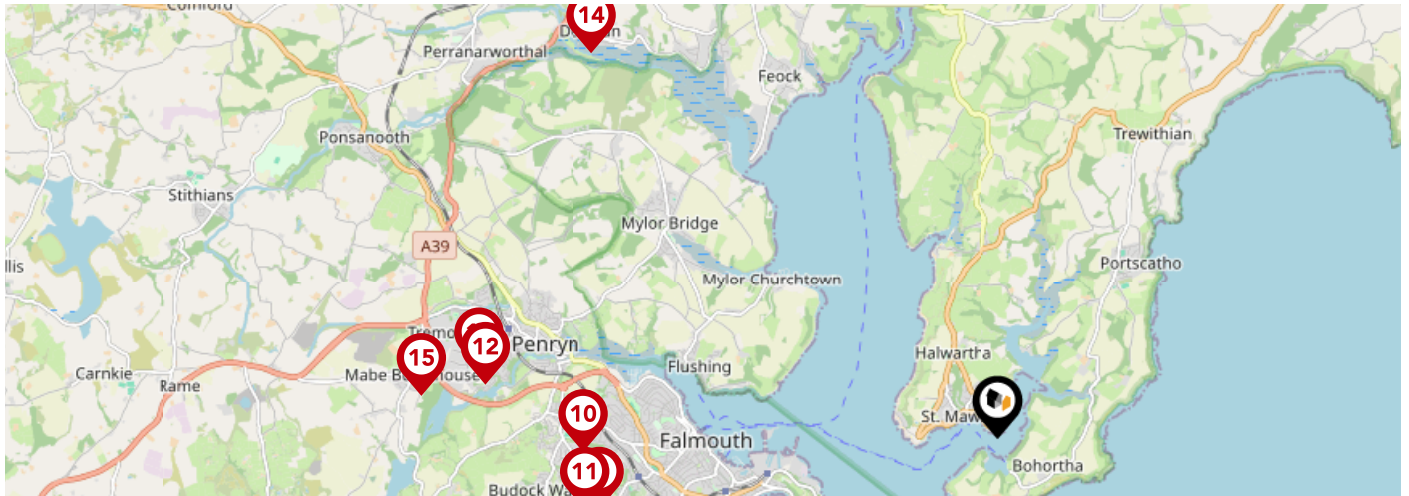
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1312649 - 8, The Square, Including Raised Pavement	Grade II	0.3 miles
 1140967 - 6 And 7, The Square	Grade II	0.3 miles
 1312618 - Victory Cottage	Grade II	0.4 miles
 1328943 - 7, Commercial Road	Grade II	0.4 miles
 1141002 - Well Of Saint Mawes Or Saint Mauditus	Grade II	0.4 miles
 1140998 - Treblok	Grade II	0.4 miles
 1136576 - Holy Well Cottage	Grade II	0.4 miles
 1312617 - The Victory Bookshop	Grade II	0.4 miles
 1312719 - Cobblers The Tiddler	Grade II	0.4 miles
 1136572 - Kimberley House	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:0.45	☐	☒	☐	☐	☐
2	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:1.64	☐	☒	☐	☐	☐
3	Flushing School Ofsted Rating: Good Pupils: 78 Distance:2.8	☐	☒	☐	☐	☐
4	Falmouth University Ofsted Rating: Not Rated Pupils:0 Distance:2.95	☐	☐	☒	☐	☐
5	King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:3.06	☐	☒	☐	☐	☐
6	Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:3.3	☐	☒	☐	☐	☐
7	Marlborough School Ofsted Rating: Good Pupils: 212 Distance:3.34	☐	☒	☐	☐	☐
8	Mylor Community Primary School Ofsted Rating: Good Pupils: 144 Distance:3.77	☐	☒	☐	☐	☐

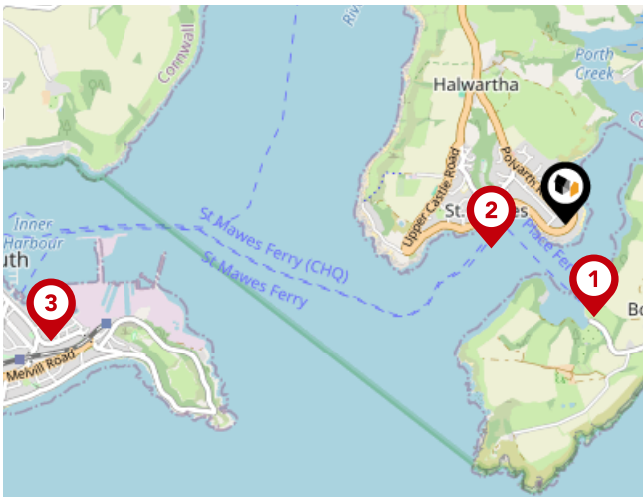


		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement Pupils: 187 Distance:3.85	☐	☒	☐	☐	☐
	Falmouth School Ofsted Rating: Requires improvement Pupils: 968 Distance:3.94	☐	☐	☒	☐	☐
	St Francis CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:3.97	☐	☒	☐	☐	☐
	Penryn College Ofsted Rating: Good Pupils: 1154 Distance:4.9	☐	☐	☒	☐	☐
	Penryn Primary Academy Ofsted Rating: Good Pupils: 345 Distance:4.97	☐	☒	☐	☐	☐
	Devoran School Ofsted Rating: Good Pupils: 201 Distance:5.32	☐	☒	☐	☐	☐
	Mabe Community Primary School Ofsted Rating: Requires improvement Pupils: 175 Distance:5.49	☐	☒	☐	☐	☐
	Mawnan CofE VA Primary School Ofsted Rating: Good Pupils: 141 Distance:5.5	☐	☒	☐	☐	☐



Bus Stops/Stations

Pin	Name	Distance
1	Buckeys Lane	0.08 miles
2	Freshwater Lane	0.1 miles
3	Polvarth Estate	0.29 miles
4	Car Park	0.33 miles
5	St Mawes Garage	0.67 miles



Ferry Terminals

Pin	Name	Distance
1	Place Ferry Landing	0.46 miles
2	St Mawes Ferry Landing	0.36 miles
3	Falmouth Ntl Maritime Museum Ferry Landing	2.5 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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