

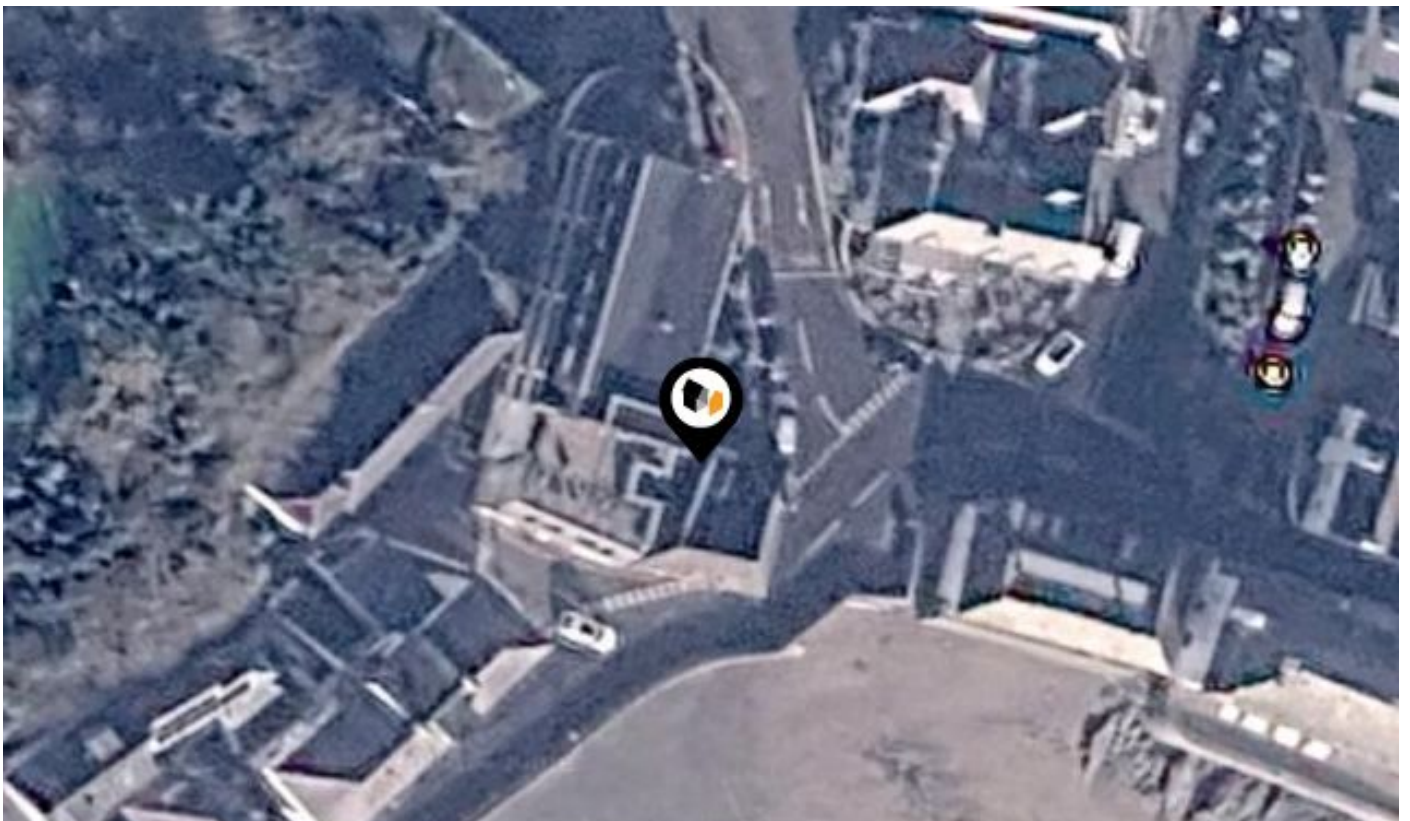


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 31st July 2026



THE WATCH HOUSE, 2, THE SQUARE, ST MAWES, TR2

H Tiddy

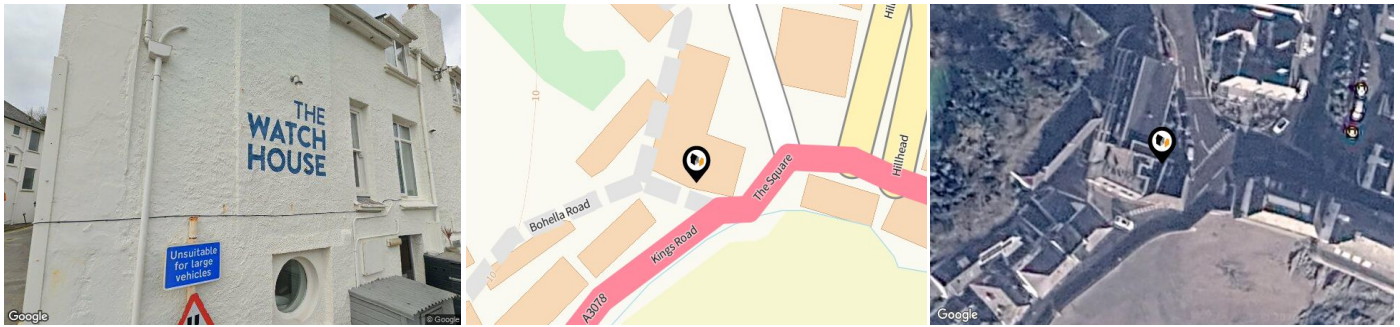
Manor Office, The Square- St Mawes, Truro, Cornwall, TR2 5AG

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Property

Type:	Flat / Maisonette
Bedrooms:	2
Council Tax :	Band D
Annual Estimate:	£2,591

Local Area

Local Authority:	Cornwall
Conservation Area:	St Mawes
Flood Risk:	
• Rivers & Seas	High
• Surface Water	High

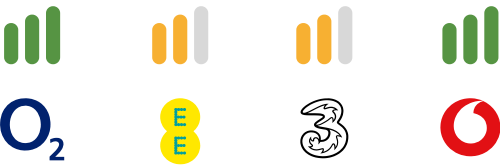
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

18	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

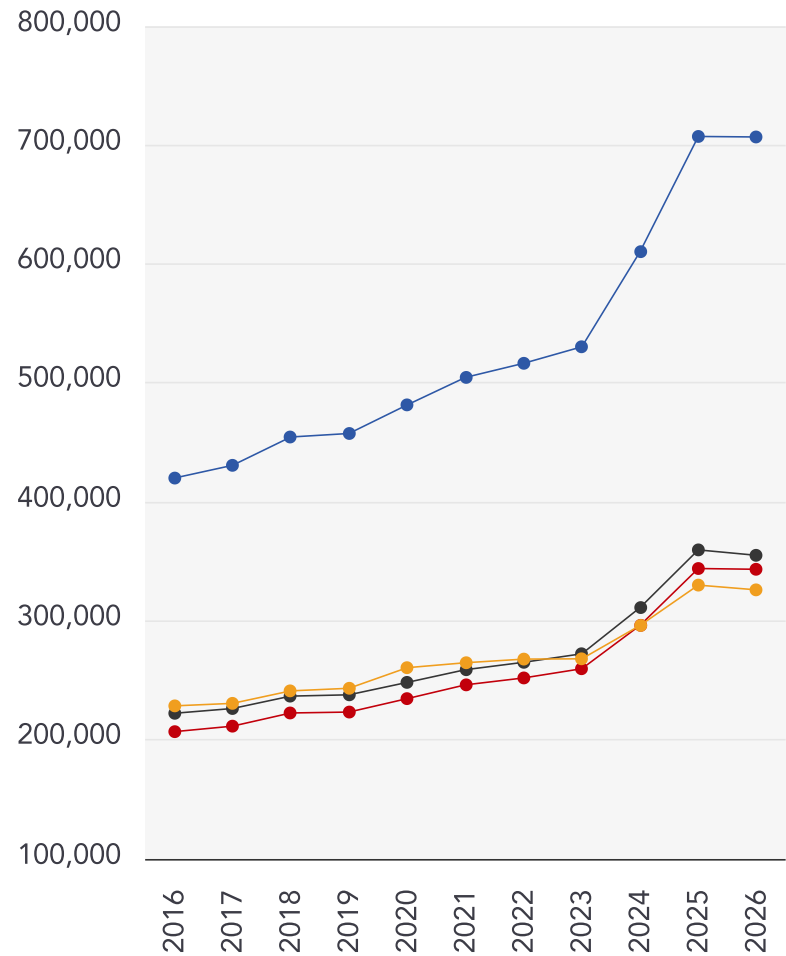
(based on calls indoors)



Satellite/Fibre TV Availability:



10 Year History of Average House Prices by Property Type in TR2



Detached

+68.24%

Terraced

+59.69%

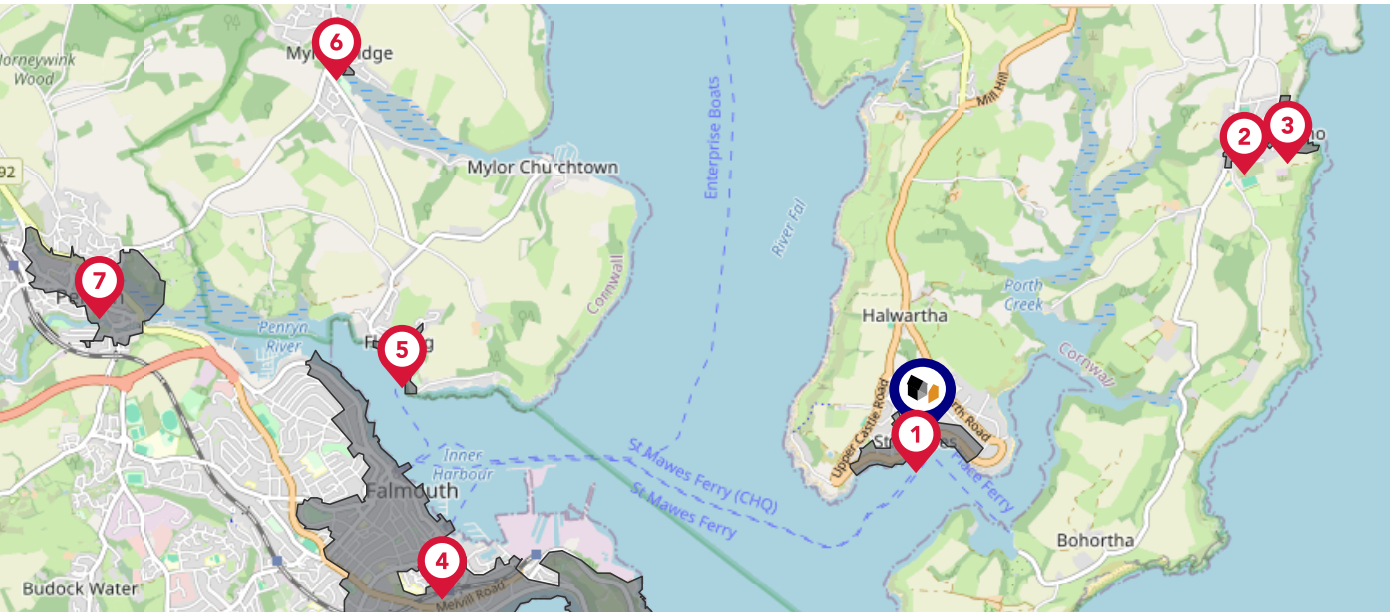
Flat

+42.64%

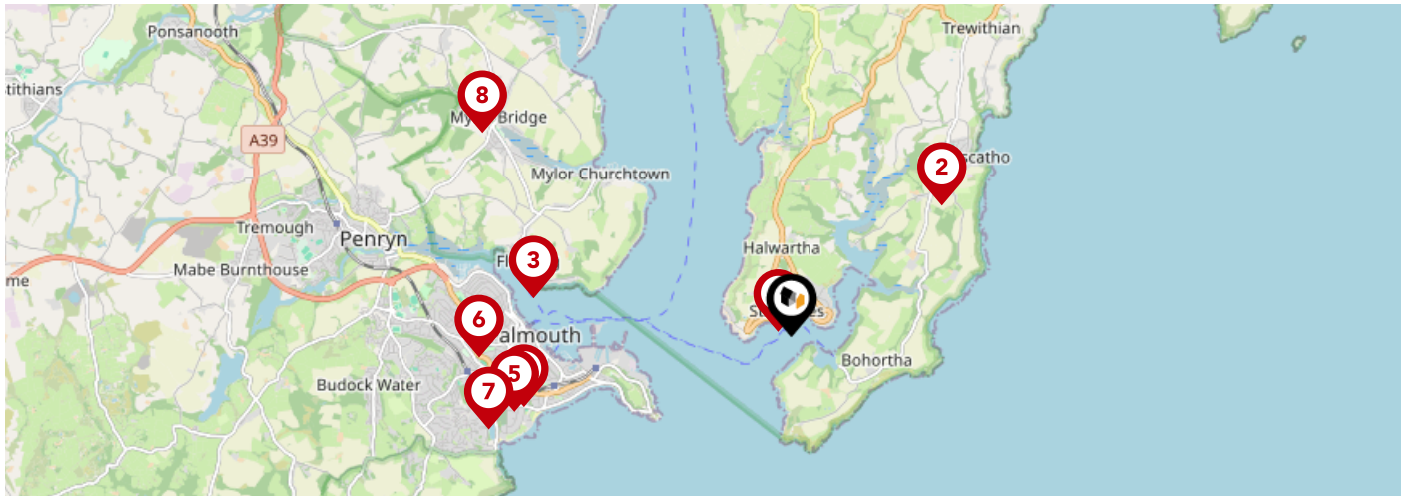
Semi-Detached

+65.93%

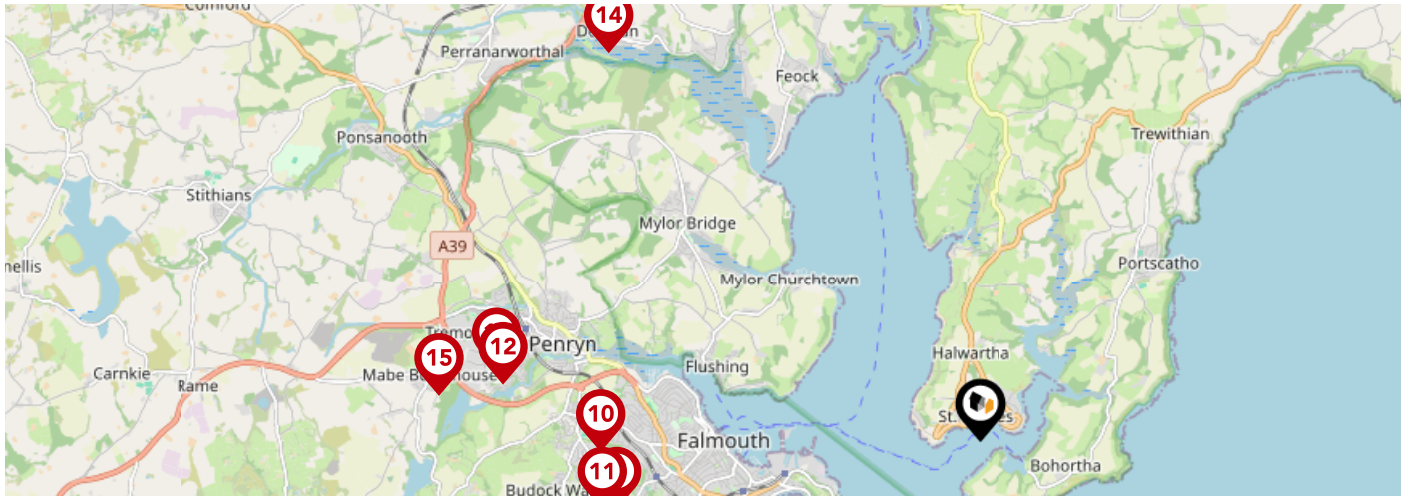
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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



		Nursery	Primary	Secondary	College	Private
	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:0.13	☐	☒	☐	☐	☐
	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:1.9	☐	☒	☐	☐	☐
	Flushing School Ofsted Rating: Good Pupils: 78 Distance:2.47	☐	☒	☐	☐	☐
	Falmouth University Ofsted Rating: Not Rated Pupils:0 Distance:2.62	☐	☐	☒	☐	☐
	King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:2.72	☐	☒	☐	☐	☐
	Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:2.96	☐	☒	☐	☐	☐
	Marlborough School Ofsted Rating: Good Pupils: 212 Distance:3.01	☐	☒	☐	☐	☐
	Mylor Community Primary School Ofsted Rating: Good Pupils: 144 Distance:3.5	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement Pupils: 187 Distance:3.51	☐	☒	☐	☐	☐
	Falmouth School Ofsted Rating: Requires improvement Pupils: 968 Distance:3.6	☐	☐	☒	☐	☐
	St Francis CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:3.64	☐	☒	☐	☐	☐
	Penryn College Ofsted Rating: Good Pupils: 1154 Distance:4.57	☐	☐	☒	☐	☐
	Penryn Primary Academy Ofsted Rating: Good Pupils: 345 Distance:4.64	☐	☒	☐	☐	☐
	Devoran School Ofsted Rating: Good Pupils: 201 Distance:5.1	☐	☒	☐	☐	☐
	Mabe Community Primary School Ofsted Rating: Requires improvement Pupils: 175 Distance:5.15	☐	☒	☐	☐	☐
	Mawnan CofE VA Primary School Ofsted Rating: Good Pupils: 141 Distance:5.21	☐	☒	☐	☐	☐



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The Roseland Peninsula and surrounds is hugely diverse with a correspondingly wide variation in property values. Our detailed knowledge of hyper-local price differences sets us apart. We have a high local market share, an extensive database of local properties and an unparalleled understanding of why a particular price was achieved.

We market our properties on all the major portals and have invested in the latest digital marketing systems. We pride ourselves on the standard of our photography and offer interactive virtual tours, presenting your property in the best possible light.

Our customer service reviews speak for themselves. Buying and selling a property can throw up challenges and our very experienced staff are well equipped to help solve issues as they arise. We strive to achieve good communication and make sure all parties are informed, helping to k

Testimonial 1



H Tiddy have been exceptional with the handling of my property sale. Harriette and Gail have both been very professional advising me on a regular basis regarding prospective buyers being granted access to the property and checking that the dates and times were acceptable. Highly recommend this company.

Testimonial 2



Tiddy's have just completed the sale of a property on my behalf. From start to finish they were professional, helpful, responsive and friendly. I felt in safe and experienced hands. They more than exceeded my expectations.

Testimonial 3



Great service. Gail and Harriette were helpful, responsive, professional and friendly. Harriette was instrumental in helping us secure an excellent purchase of our property.

Testimonial 4



We had a very positive experience of buying through H Tiddy Estate Agents in St Mawes. We received continuity of care throughout our purchase - with a really personal touch. We were able to reach the agents whenever we needed. Agents were experienced, knowledgeable, polite, calm and professional. Documents were shared in a timely manner. We felt that we were in safe hands. A great experience of buying through an independent and local firm...



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.



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