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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th July 2026



ST. JUST IN ROSELAND, TRURO, TR2

H Tiddy

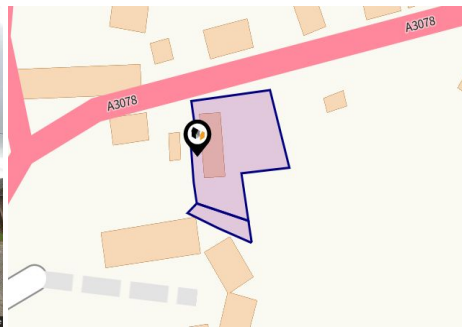
Manor Office, The Square- St Mawes, Truro, Cornwall, TR2 5AG

01326270212

sales@htiddy.co.uk

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





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,205 ft ² / 112 m ²		
Plot Area:	0.21 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£3,167		
Title Number:	CL128292		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	79 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

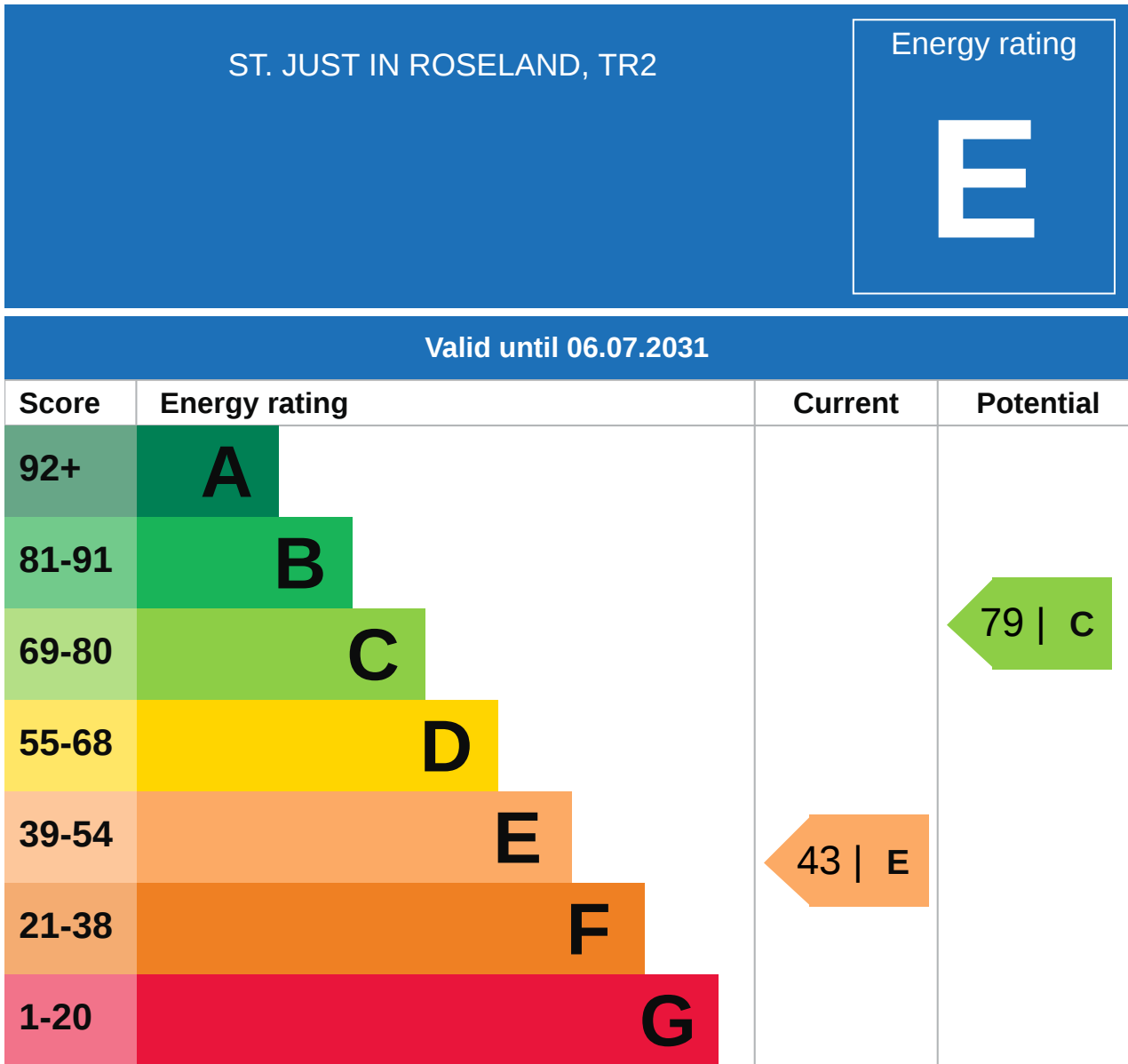


Planning History This Address



Planning records for: *St. Just In Roseland, Truro, TR2*

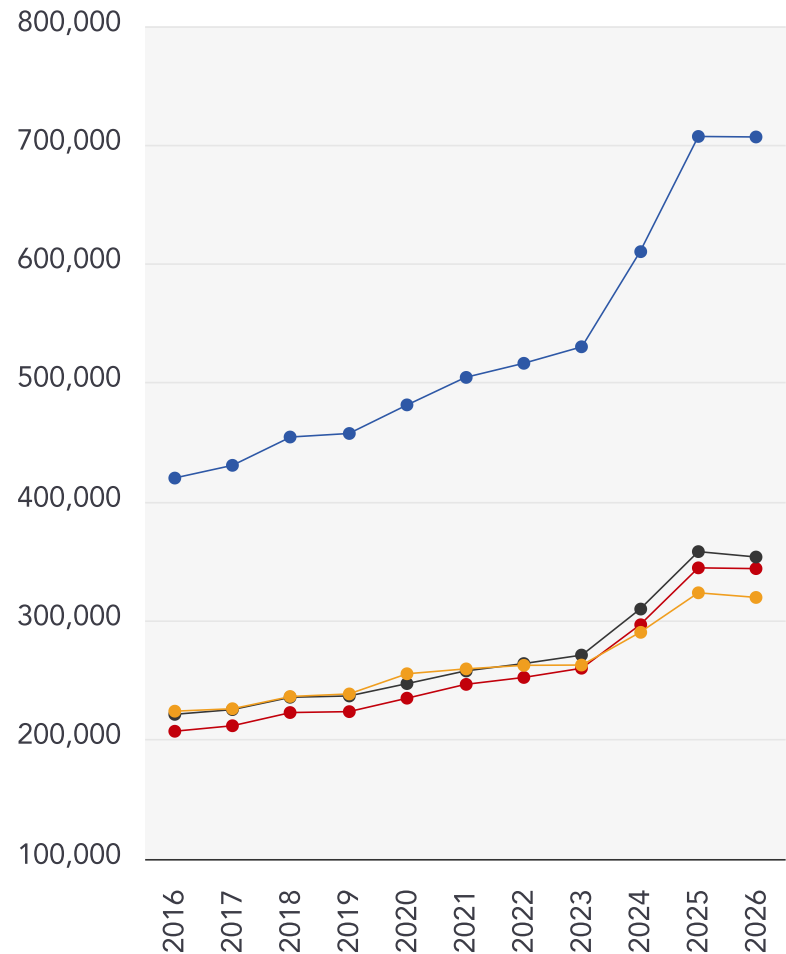
Reference - PA23/06377	
Decision:	Decided
Date:	03rd August 2023
Description:	National Grid are proposing to upgrade an existing pole mounted transformer along with the existing overhead low voltage cables and install new underground cables to supply two new properties. All works are within an AONB.



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	ECO assessment
Energy Tariff:	Dual (24 hour)
Main Fuel:	Electricity (not community)
Main Gas:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	112 m ²

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



Detached

+68.24%

Terraced

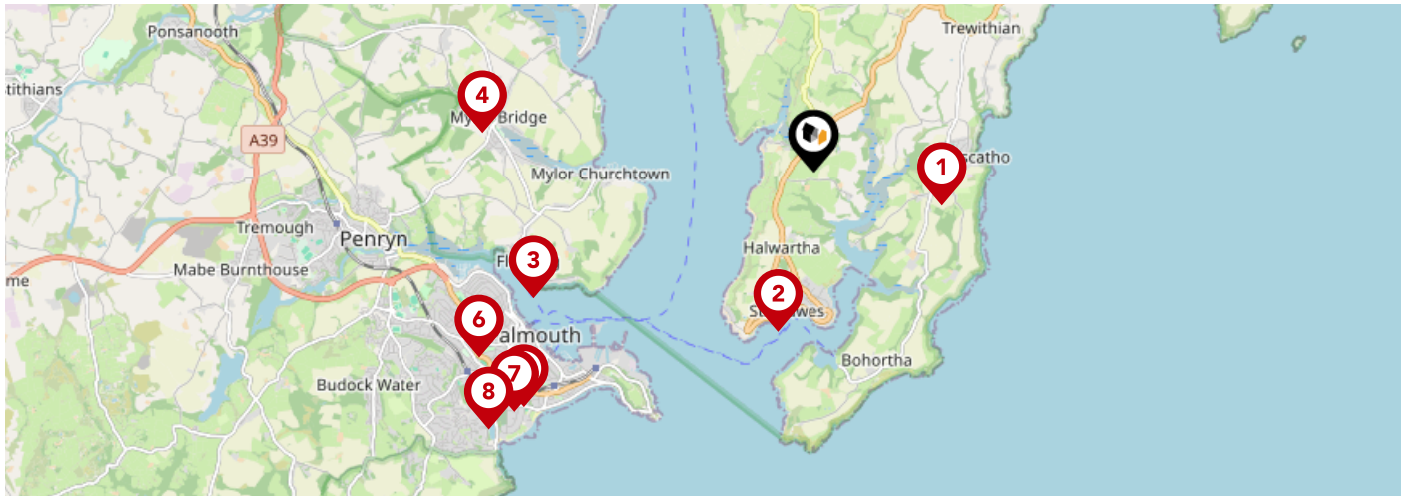
+59.69%

Flat

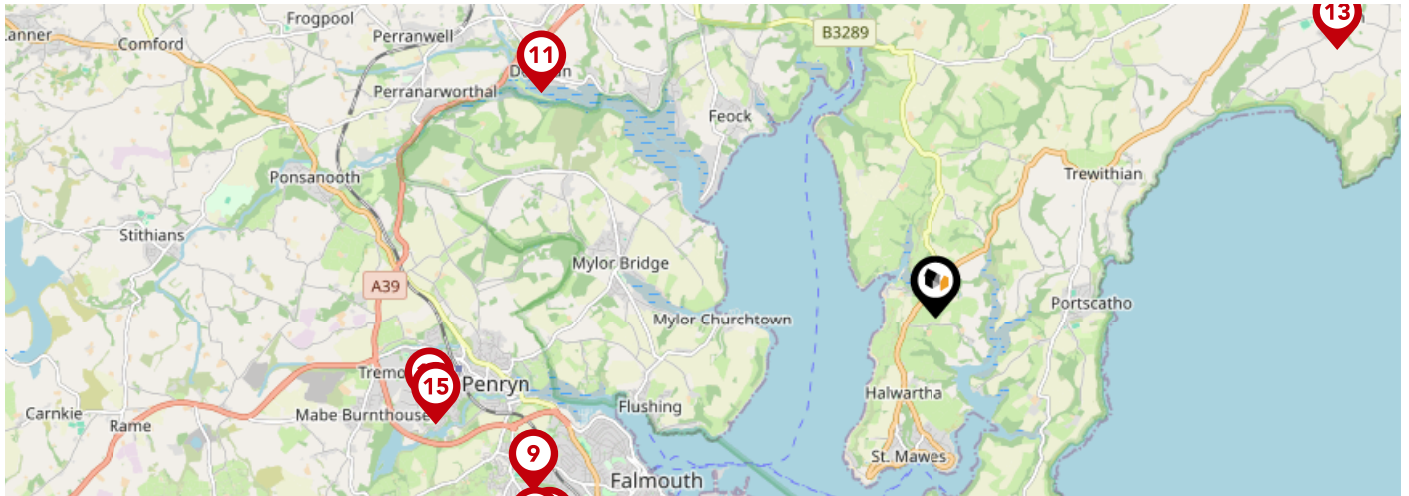
+42.64%

Semi-Detached

+65.93%



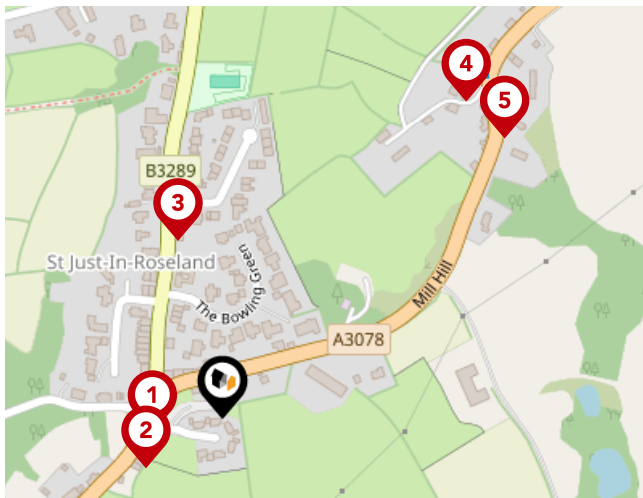
		Nursery	Primary	Secondary	College	Private
	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:1.24	☐	☒	☐	☐	☐
	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:1.53	☐	☒	☐	☐	☐
	Flushing School Ofsted Rating: Good Pupils: 78 Distance:2.91	☐	☒	☐	☐	☐
	Mylor Community Primary School Ofsted Rating: Good Pupils: 144 Distance:3.17	☐	☒	☐	☐	☐
	Falmouth University Ofsted Rating: Not Rated Pupils:0 Distance:3.53	☐	☐	☒	☐	☐
	Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:3.63	☐	☒	☐	☐	☐
	King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:3.64	☐	☒	☐	☐	☐
	Marlborough School Ofsted Rating: Good Pupils: 212 Distance:3.94	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Falmouth School Ofsted Rating: Requires improvement Pupils: 968 Distance:4.16	☐	☐	☒	☐	☐
	St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement Pupils: 187 Distance:4.27	☐	☒	☐	☐	☐
	Devoran School Ofsted Rating: Good Pupils: 201 Distance:4.31	☐	☒	☐	☐	☐
	St Francis CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:4.38	☐	☒	☐	☐	☐
	Veryan CofE School Ofsted Rating: Good Pupils: 41 Distance:4.59	☐	☒	☐	☐	☐
	Kea Community Primary School Ofsted Rating: Good Pupils: 200 Distance:4.82	☐	☒	☐	☐	☐
	Penryn College Ofsted Rating: Good Pupils: 1154 Distance:4.86	☐	☐	☒	☐	☐
	Penryn Primary Academy Ofsted Rating: Good Pupils: 345 Distance:4.89	☐	☒	☐	☐	☐

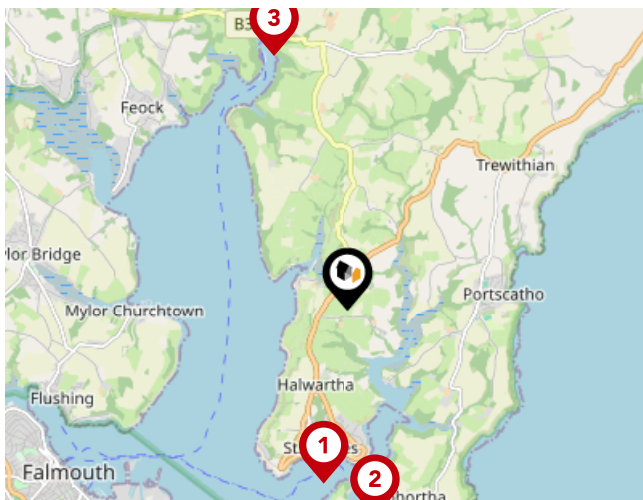
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Turn	0.04 miles
2	Church Turn	0.05 miles
3	Harbour View	0.11 miles
4	Mill Hill	0.24 miles
5	Mill Hill	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	St Mawes Ferry Landing	1.65 miles
2	Place Ferry Landing	1.97 miles
3	Philleigh King Harry Ferry Landing	2.53 miles



H Tiddy

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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