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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th June 2026



PORTSCATHO, TRURO, TR2

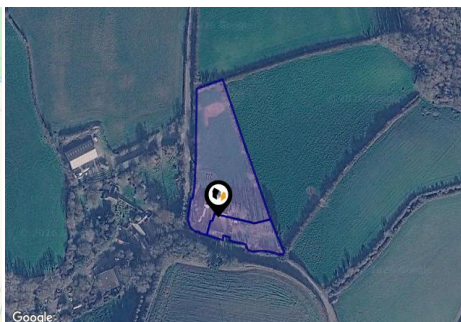
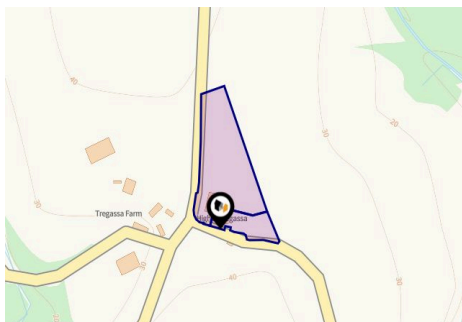
H Tiddy

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	9		
Floor Area:	3,925 ft ² / 364 m ²		
Plot Area:	2.37 acres		
Year Built :	1996-2002		
Title Number:	CL332579		

Local Area

Local Authority:	Cornwall	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		24	-
● Rivers & Seas	Very low	mb/s	mb/s
● Surface Water	Very low		



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

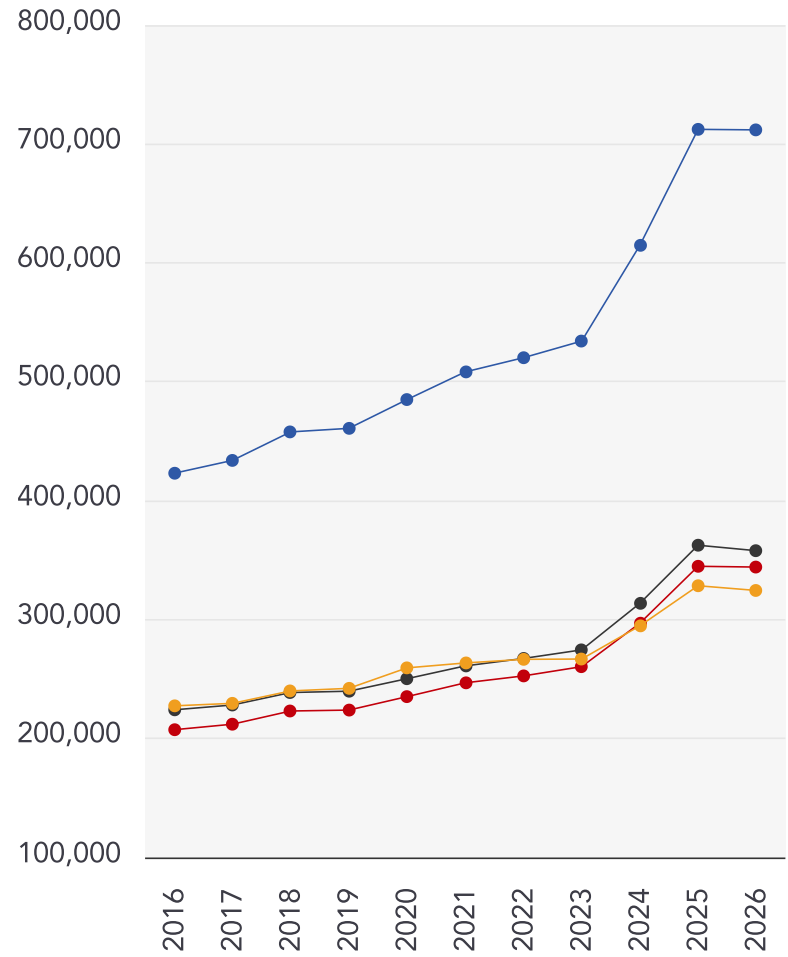


Market

House Price Statistics

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



Detached

+68.24%

Terraced

+59.69%

Flat

+42.64%

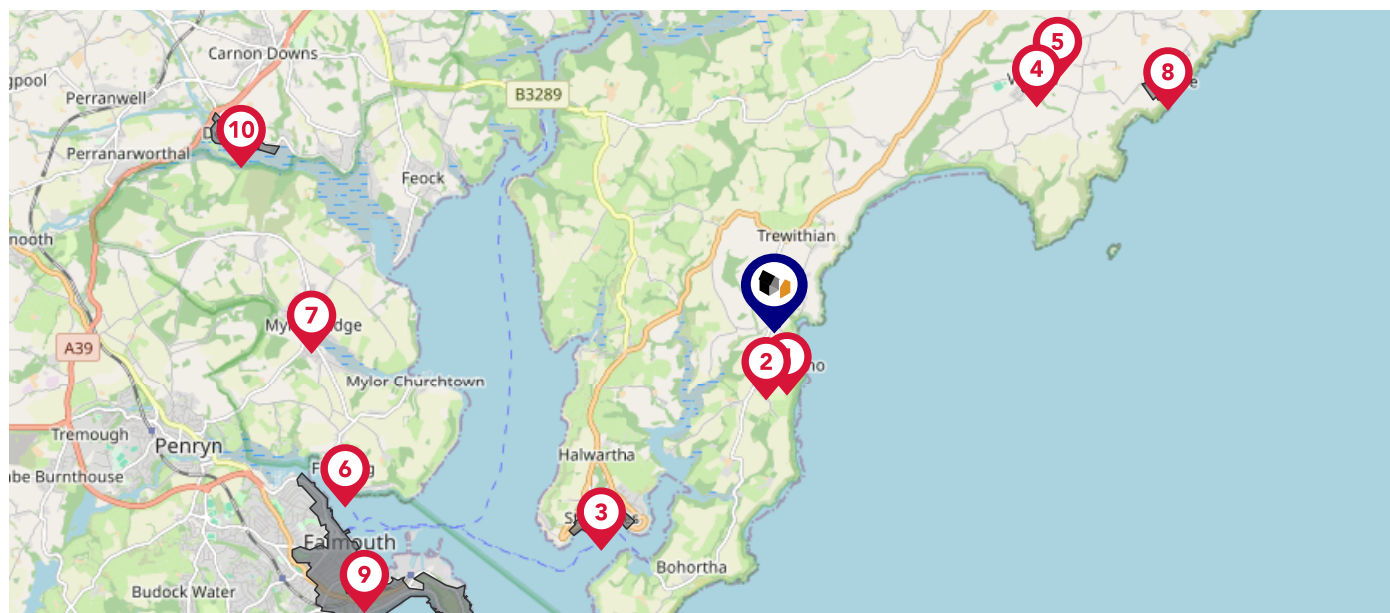
Semi-Detached

+65.93%

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

1

Portscatho

2

Gerrans

3

St Mawes

4

Veryan

5

Veryan Green

6

Flushing

7

Mylor Bridge

8

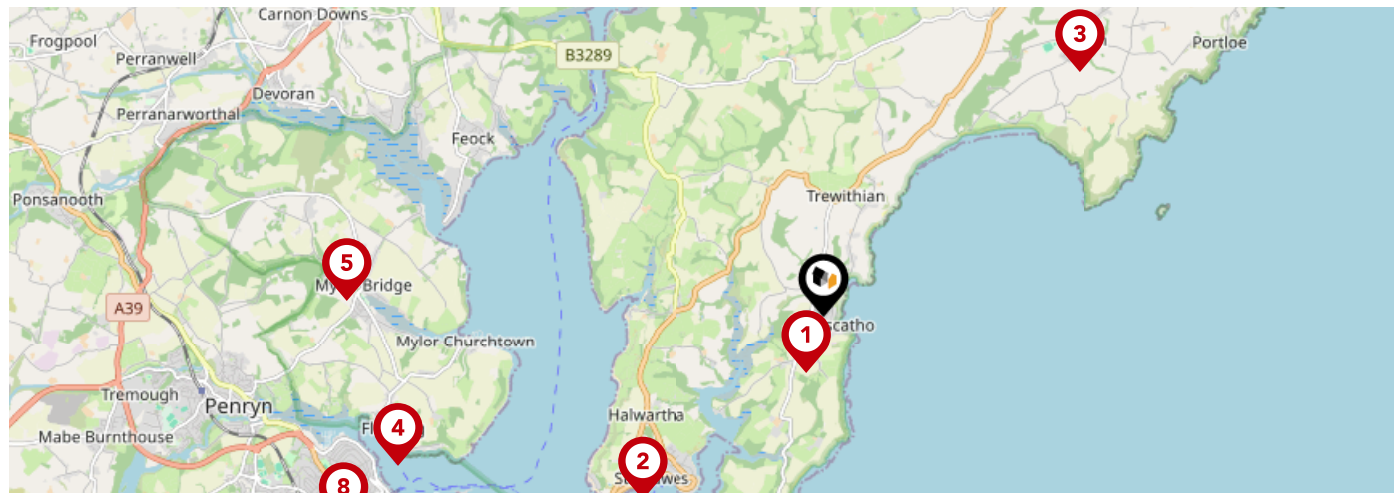
Portloe

9

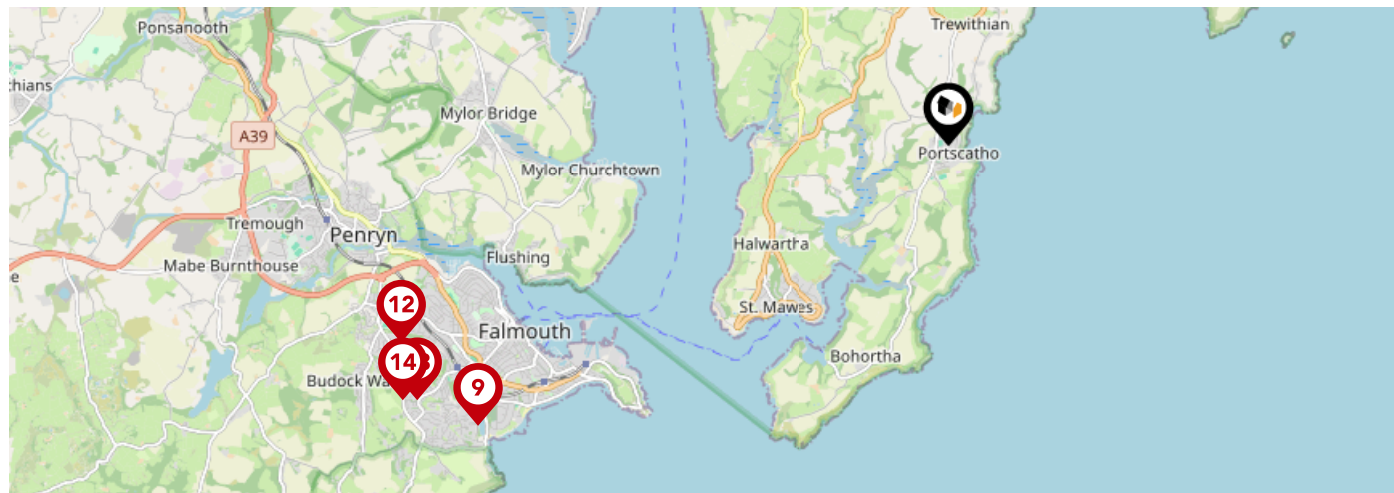
Falmouth

10

Devoran



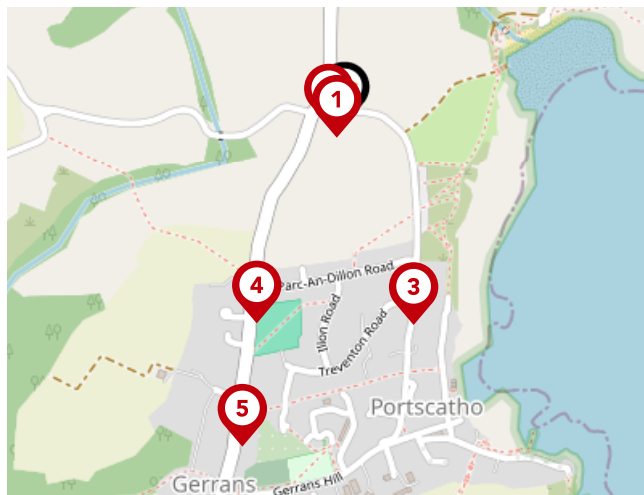
		Nursery	Primary	Secondary	College	Private
1	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:0.56	☐	☒	☐	☐	☐
2	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:2.44	☐	☒	☐	☐	☐
3	Veryan CofE School Ofsted Rating: Good Pupils: 41 Distance:3.36	☐	☒	☐	☐	☐
4	Flushing School Ofsted Rating: Good Pupils: 78 Distance:4.28	☐	☒	☐	☐	☐
5	Mylor Community Primary School Ofsted Rating: Good Pupils: 144 Distance:4.53	☐	☒	☐	☐	☐
6	Falmouth University Ofsted Rating: Not Rated Pupils:0 Distance:4.81	☐	☐	☒	☐	☐
7	King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:4.91	☐	☒	☐	☐	☐
8	Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:4.97	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Marlborough School Ofsted Rating: Good Pupils: 212 Distance:5.21	☐	☒	☐	☐	☐
	Kea Community Primary School Ofsted Rating: Good Pupils: 200 Distance:5.44	☐	☒	☐	☐	☐
	Devoran School Ofsted Rating: Good Pupils: 201 Distance:5.46	☐	☒	☐	☐	☐
	Falmouth School Ofsted Rating: Requires improvement Pupils: 968 Distance:5.53	☐	☐	☒	☐	☐
	St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement Pupils: 187 Distance:5.6	☐	☒	☐	☐	☐
	St Francis CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:5.72	☐	☒	☐	☐	☐
	Truro School Ofsted Rating: Not Rated Pupils: 837 Distance:5.97	☐	☐	☒	☐	☐
	Truro High School Ofsted Rating: Not Rated Pupils: 385 Distance:6.07	☐	☐	☒	☐	☐

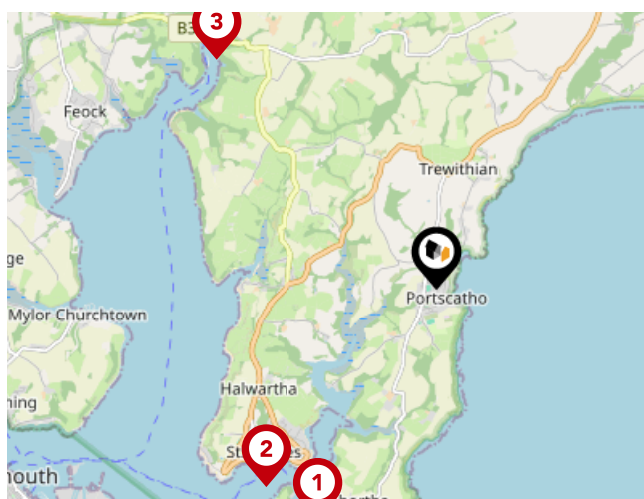
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tregassa	0.02 miles
2	Tregassa	0.02 miles
3	Springfield	0.25 miles
4	Top Park An Dillon	0.26 miles
5	Roseland Garage	0.4 miles



Ferry Terminals

Pin	Name	Distance
1	Place Ferry Landing	2.47 miles
2	St Mawes Ferry Landing	2.47 miles
3	Philleigh King Harry Ferry Landing	3.02 miles



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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 keep transactions on track.

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...



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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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