

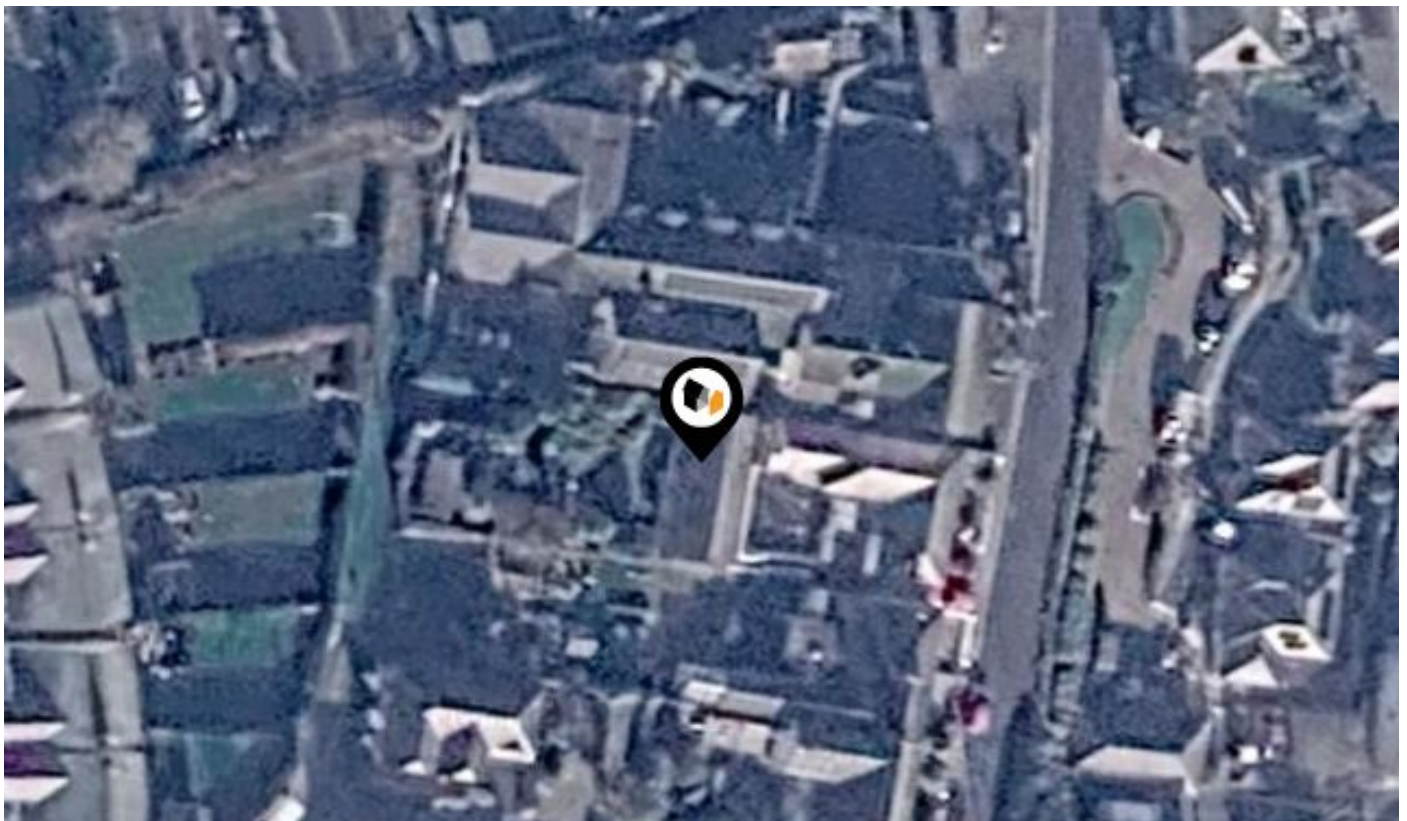


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th August 2026



CLIFTON TERRACE, PORTSCATHO, TRURO, TR2

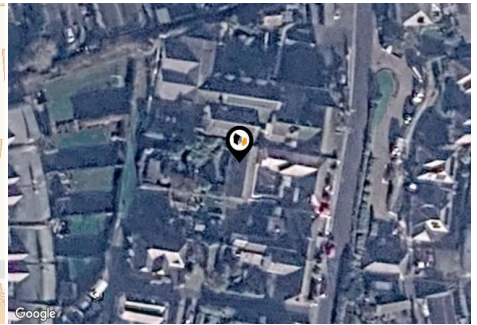
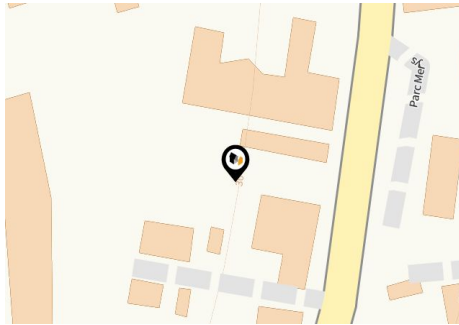
H Tiddy

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

01326270212

sales@htiddy.co.uk

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



Property

Type:	Dwelling
Bedrooms:	7
Council Tax :	Band A
Annual Estimate:	£1,727

Local Area

Local Authority:	Cornwall
Conservation Area:	Portscatho
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	37 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

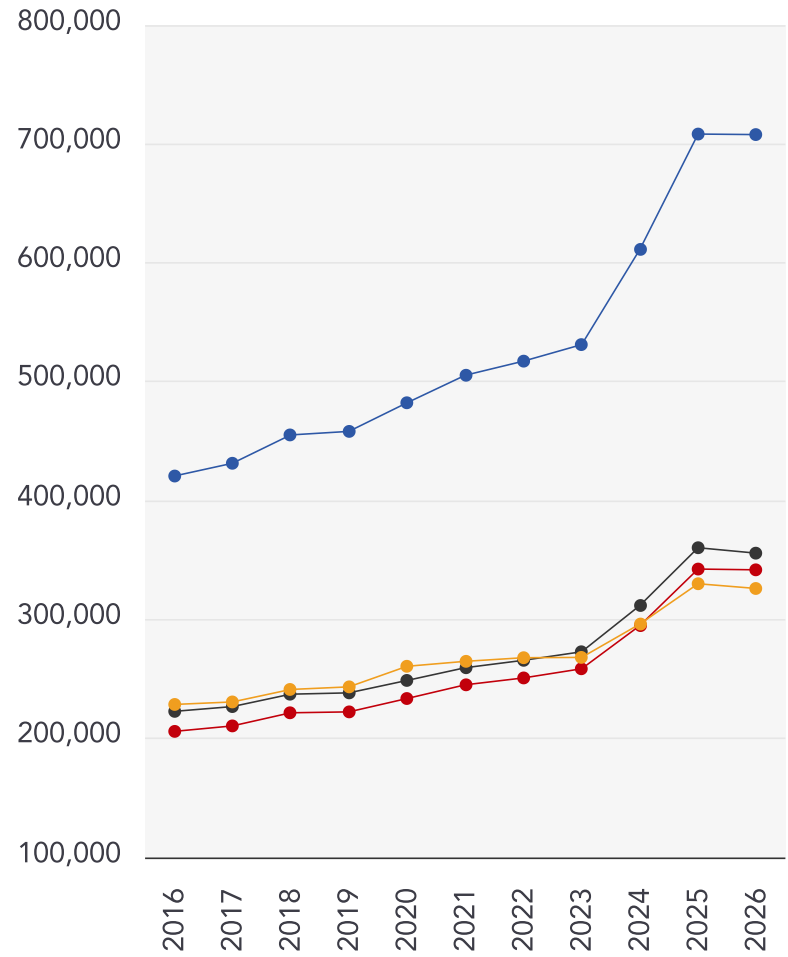


Market

House Price Statistics

H Tiddy

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



Detached

+68.24%

Terraced

+59.69%

Flat

+42.64%

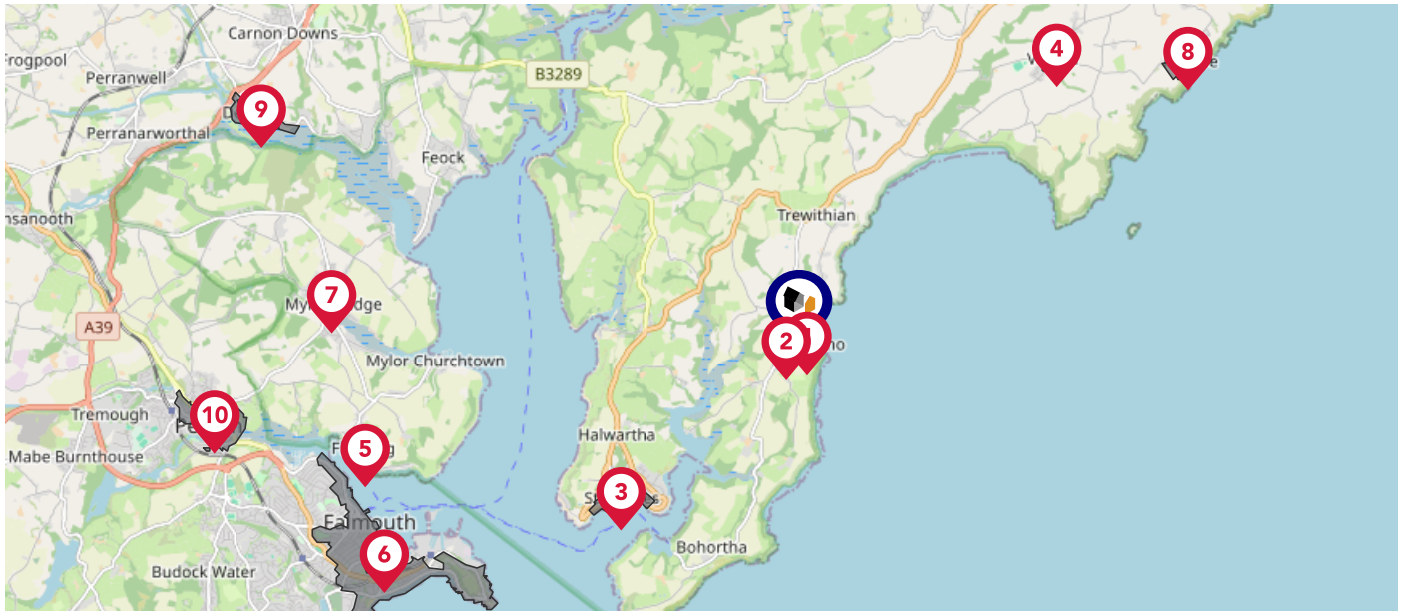
Semi-Detached

+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 Flushing

6 Falmouth

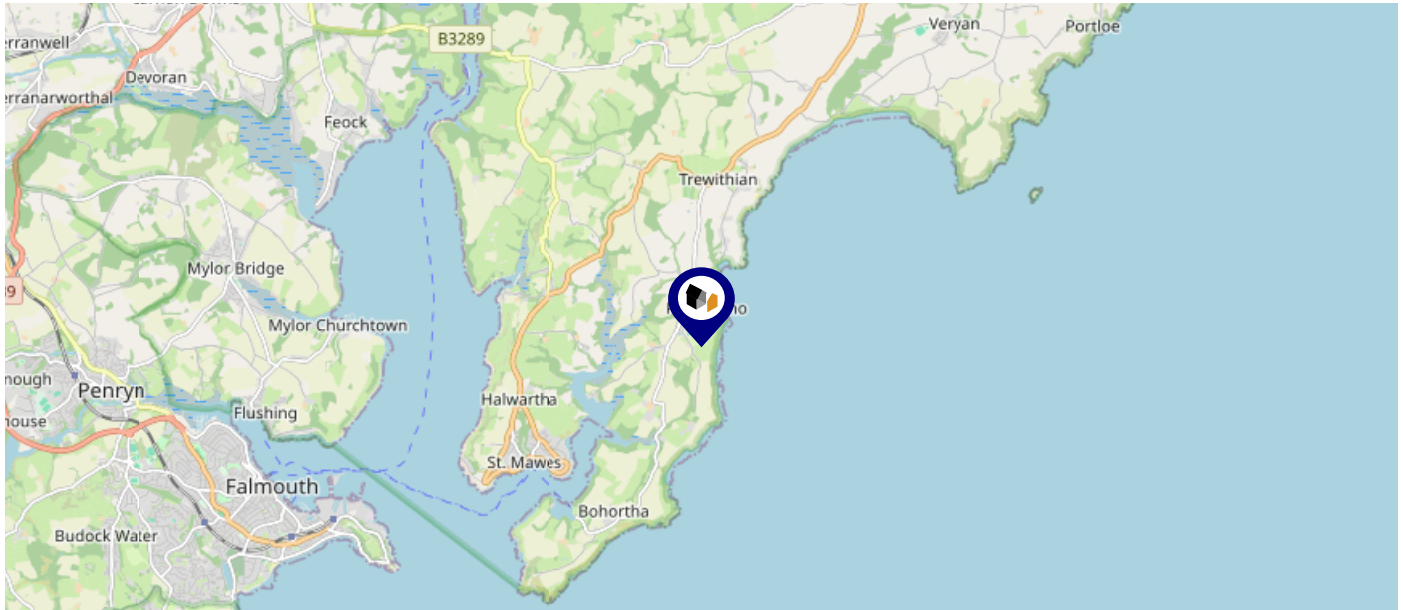
7 Mylor Bridge

8 Portloe

9 Devoran

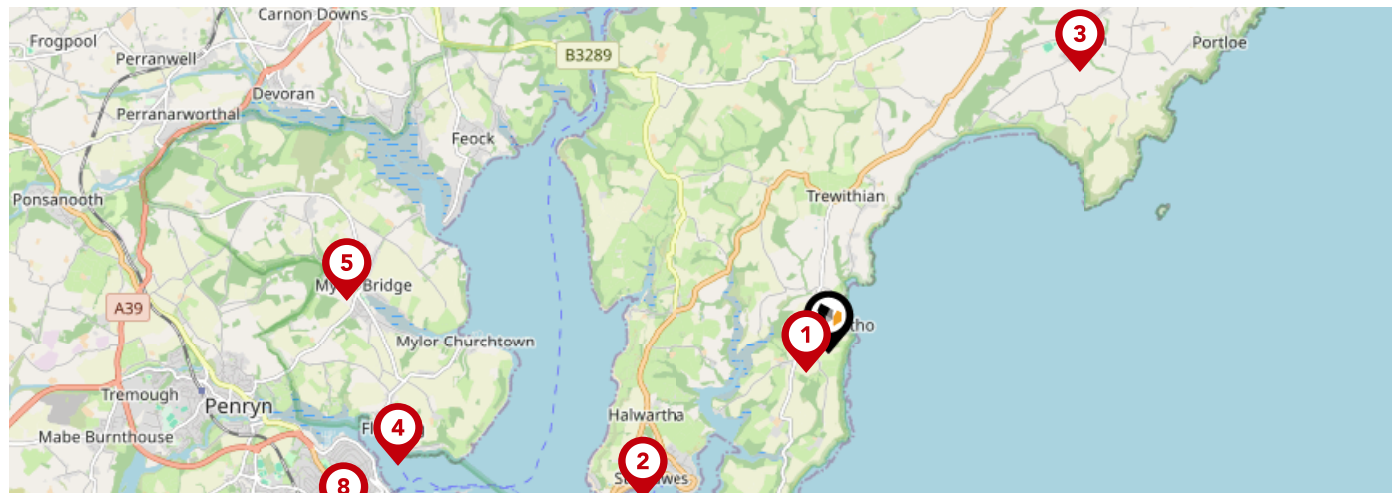
10 Penryn

This map displays nearby areas that have been designated as Green Belt...

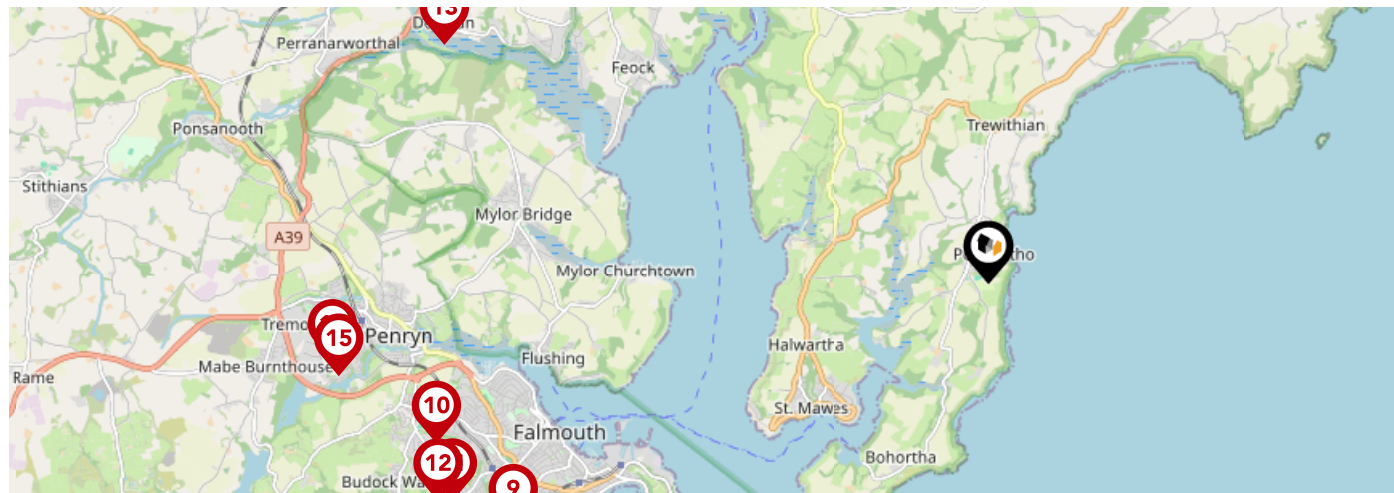


Nearby Green Belt Land

No data available.



		Nursery	Primary	Secondary	College	Private
1	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:0.29	☐	☒	☐	☐	☐
2	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:2.24	☐	☒	☐	☐	☐
3	Veryan CofE School Ofsted Rating: Good Pupils: 41 Distance:3.59	☐	☒	☐	☐	☐
4	Flushing School Ofsted Rating: Good Pupils: 78 Distance:4.23	☐	☒	☐	☐	☐
5	Mylor Community Primary School Ofsted Rating: Good Pupils: 144 Distance:4.61	☐	☒	☐	☐	☐
6	Falmouth University Ofsted Rating: Not Rated Pupils:0 Distance:4.68	☐	☐	☒	☐	☐
7	King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:4.79	☐	☒	☐	☐	☐
8	Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:4.89	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Marlborough School Ofsted Rating: Good Pupils: 212 Distance:5.08	☐	☒	☐	☐	☐
10	Falmouth School Ofsted Rating: Requires improvement Pupils: 968 Distance:5.47	☐	☐	☒	☐	☐
11	St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement Pupils: 187 Distance:5.51	☐	☒	☐	☐	☐
12	St Francis CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:5.62	☐	☒	☐	☐	☐
13	Devoran School Ofsted Rating: Good Pupils: 201 Distance:5.65	☐	☒	☐	☐	☐
14	Kea Community Primary School Ofsted Rating: Good Pupils: 200 Distance:5.74	☐	☒	☐	☐	☐
15	Penryn College Ofsted Rating: Good Pupils: 1154 Distance:6.25	☐	☐	☒	☐	☐
16	Penryn Primary Academy Ofsted Rating: Good Pupils: 345 Distance:6.29	☐	☒	☐	☐	☐



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...



/htiddy



/h.tiddy/

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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



H Tiddy

Manor Office, The Square- St Mawes,
Truro, Cornwall, TR2 5AG
01326270212
sales@htiddy.co.uk
<https://www.htiddy.co.uk/>

