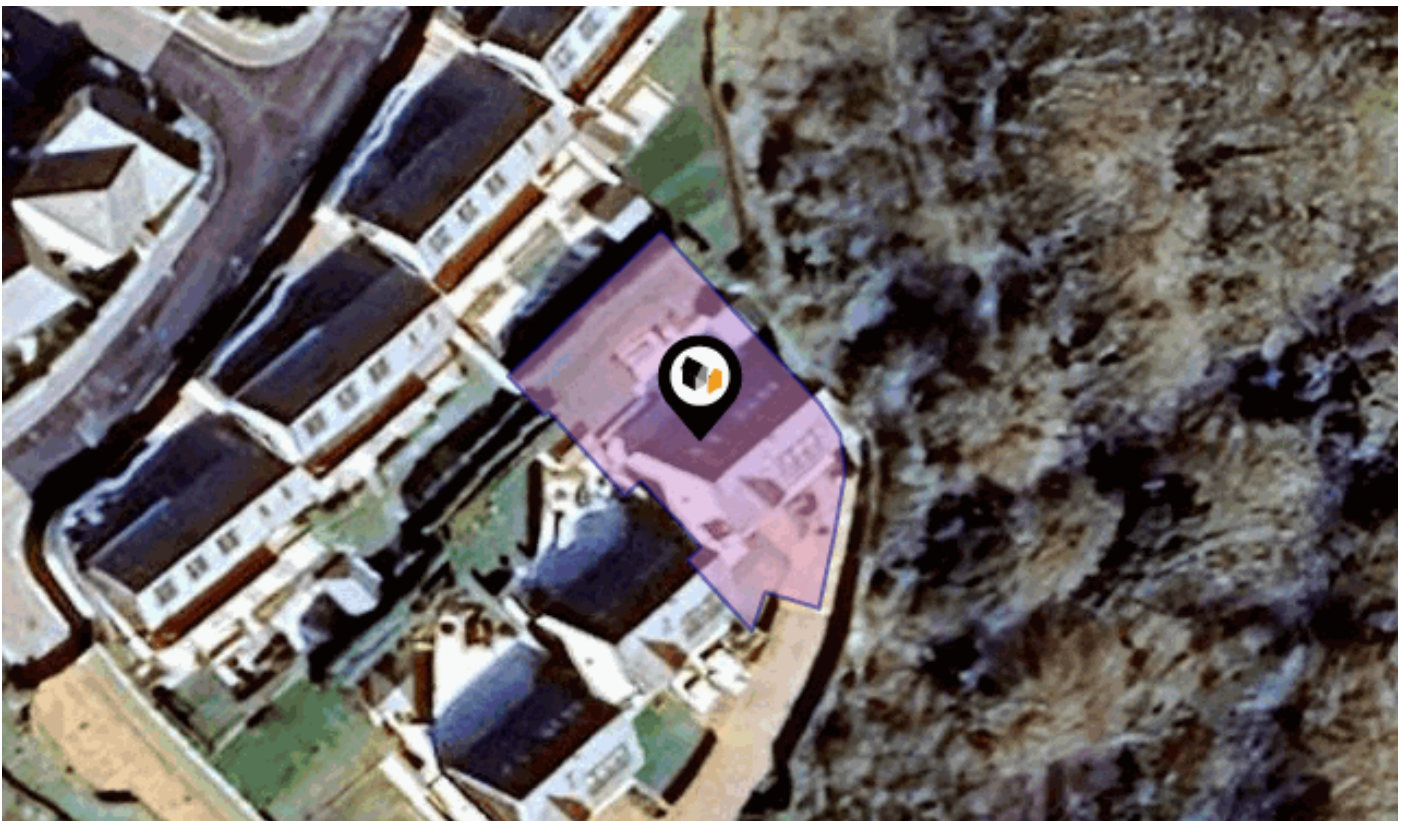




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Sunday 08th March 2026



SPINNAKER DRIVE, 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	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,421 ft ² / 225 m ²		
Plot Area:	0.13 acres		
Year Built :	2021		
Council Tax :	Band D		
Annual Estimate:	£2,460		
Title Number:	CL361989		

Local Area

Local Authority:	Cornwall	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	16 mb/s	59 mb/s	- mb/s
Flood Risk:				
● Rivers & Seas	Very low			
● Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Spinnaker Drive, TR2

Energy rating

B

Valid until 06.03.2033

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

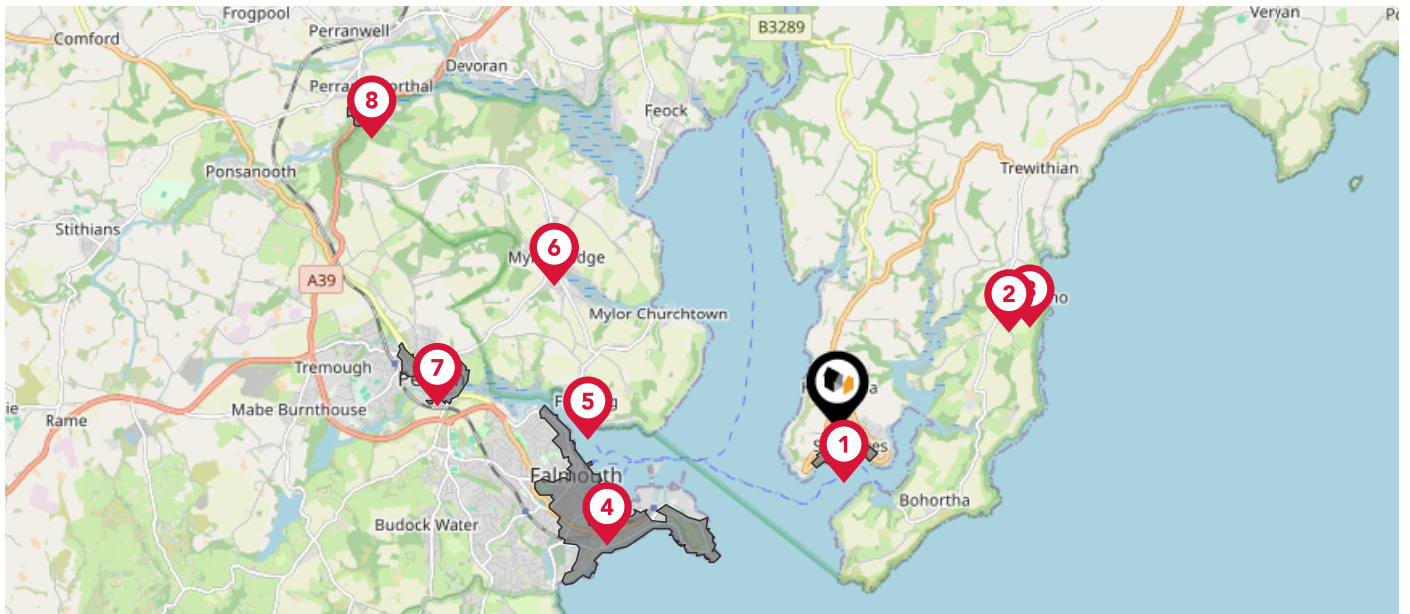
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.16 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Ground source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m ² ·K
Total Floor Area:	225 m ²









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.



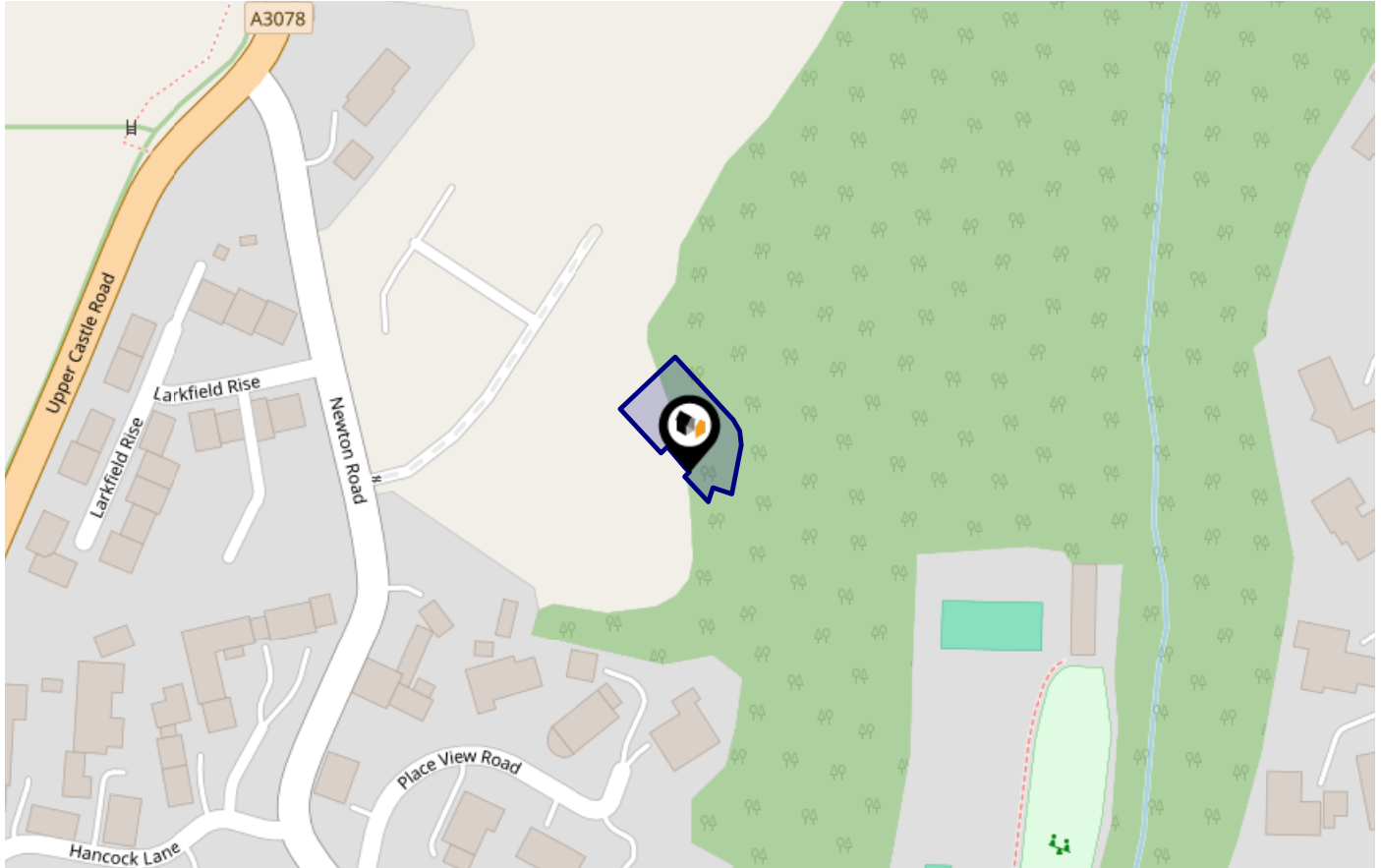
Nearby Conservation Areas

-  St Mawes
-  Gerrans
-  Portscatho
-  Falmouth
-  Flushing
-  Mylor Bridge
-  Penryn
-  Perranarworthal

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.

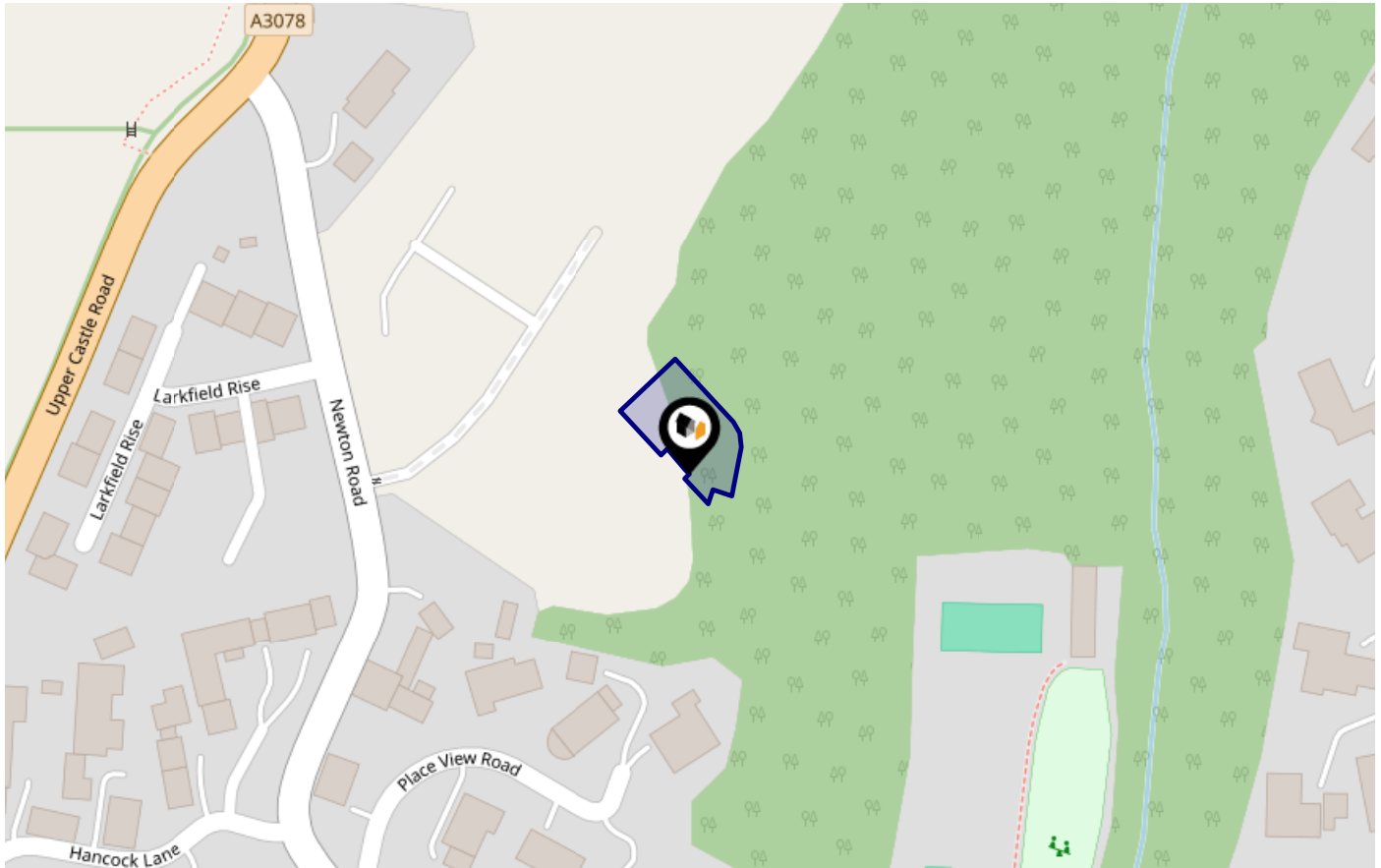
Chance of flooding to the following depths at this property:



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.
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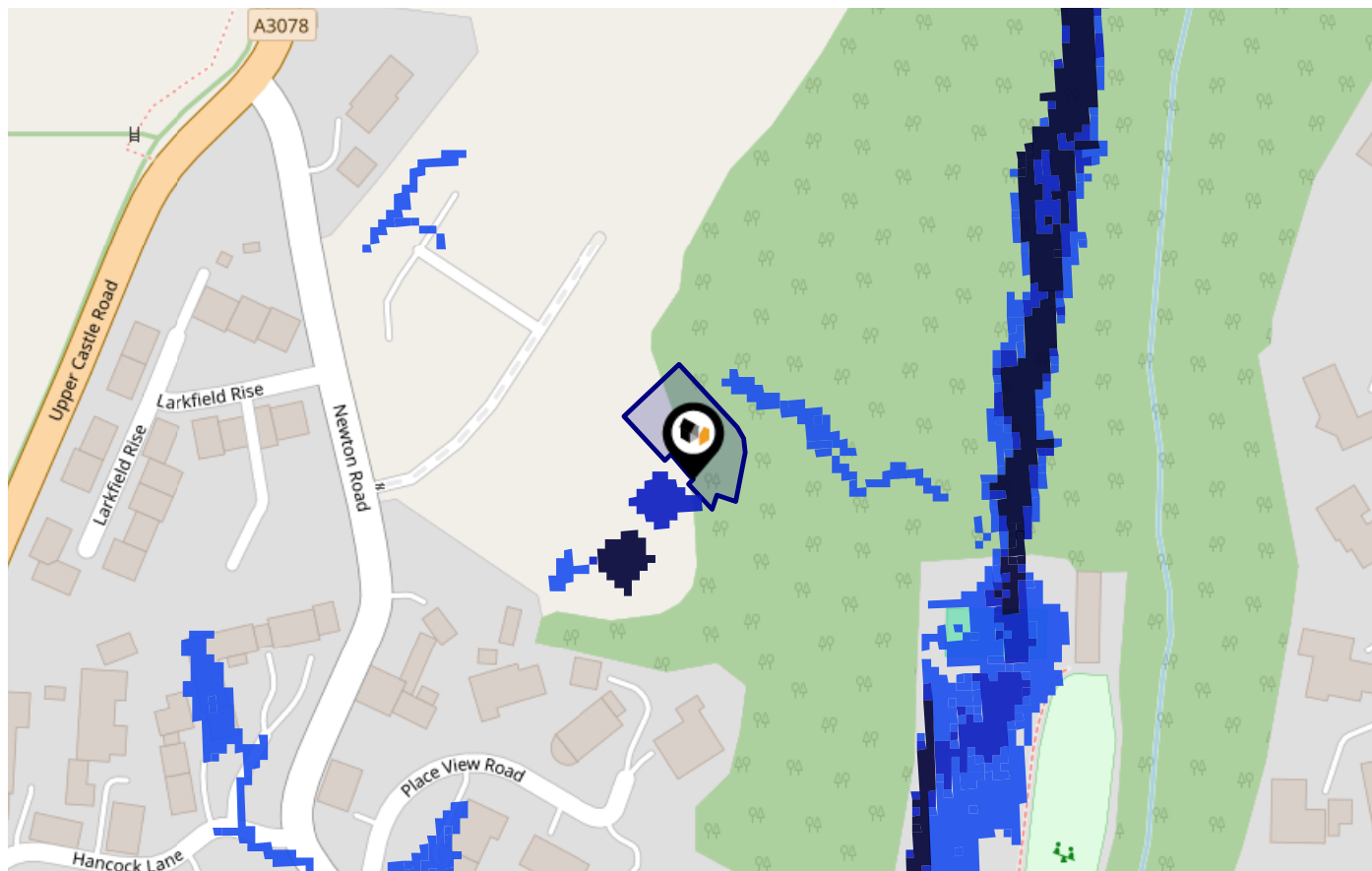
Chance of flooding to the following depths at this property:



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.

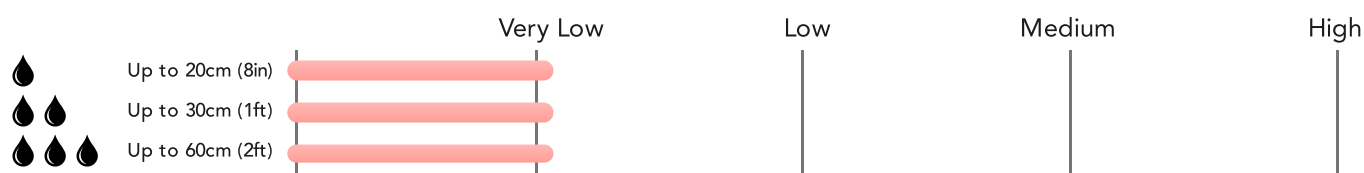


Risk Rating: Very low

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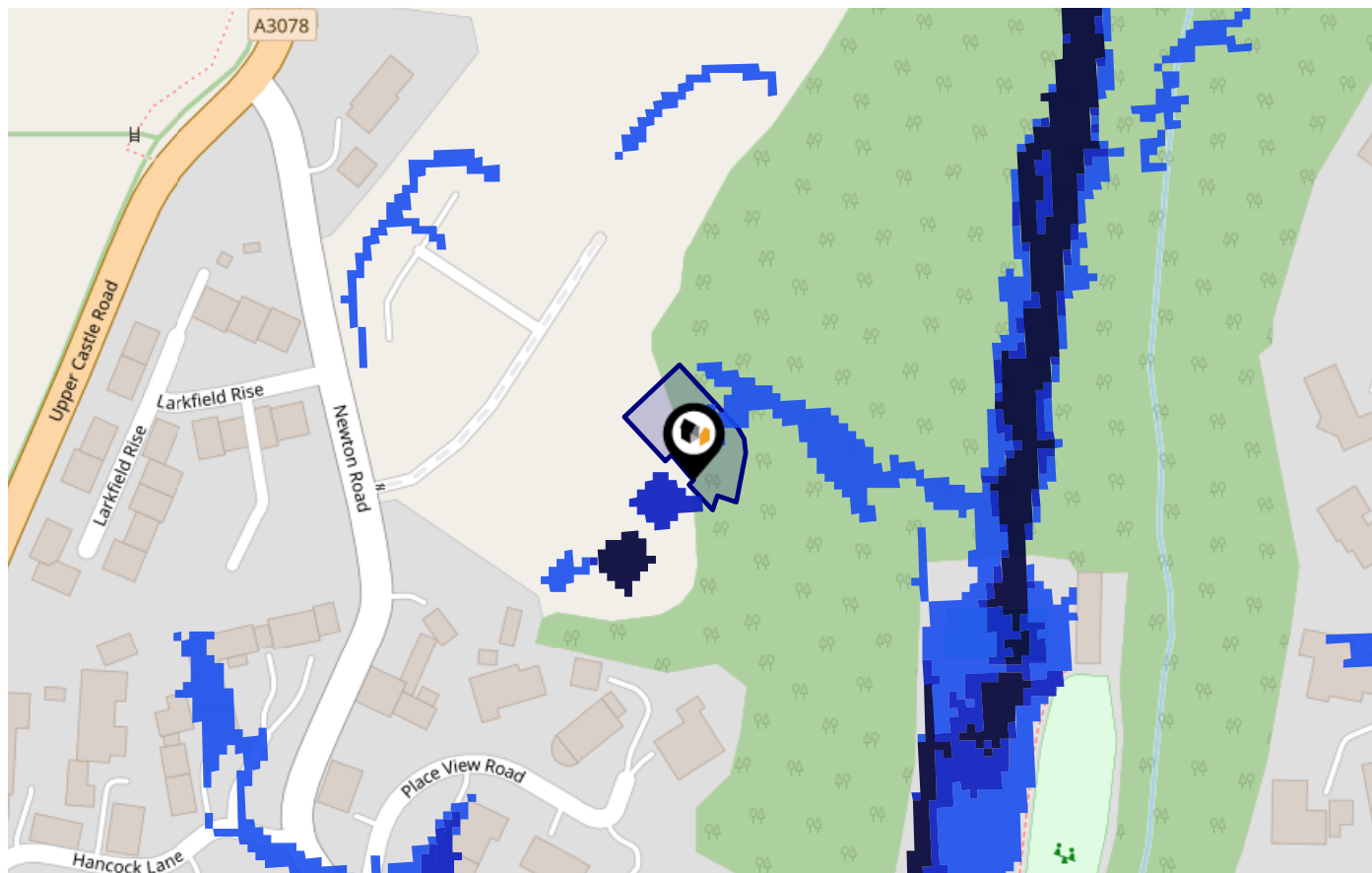
Chance of flooding to the following depths at this property:



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.

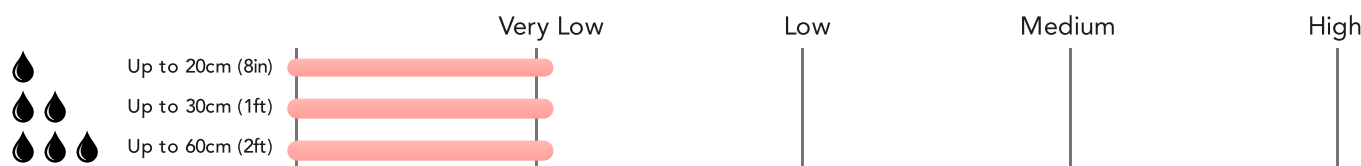


Risk Rating: **Very low**

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.
- 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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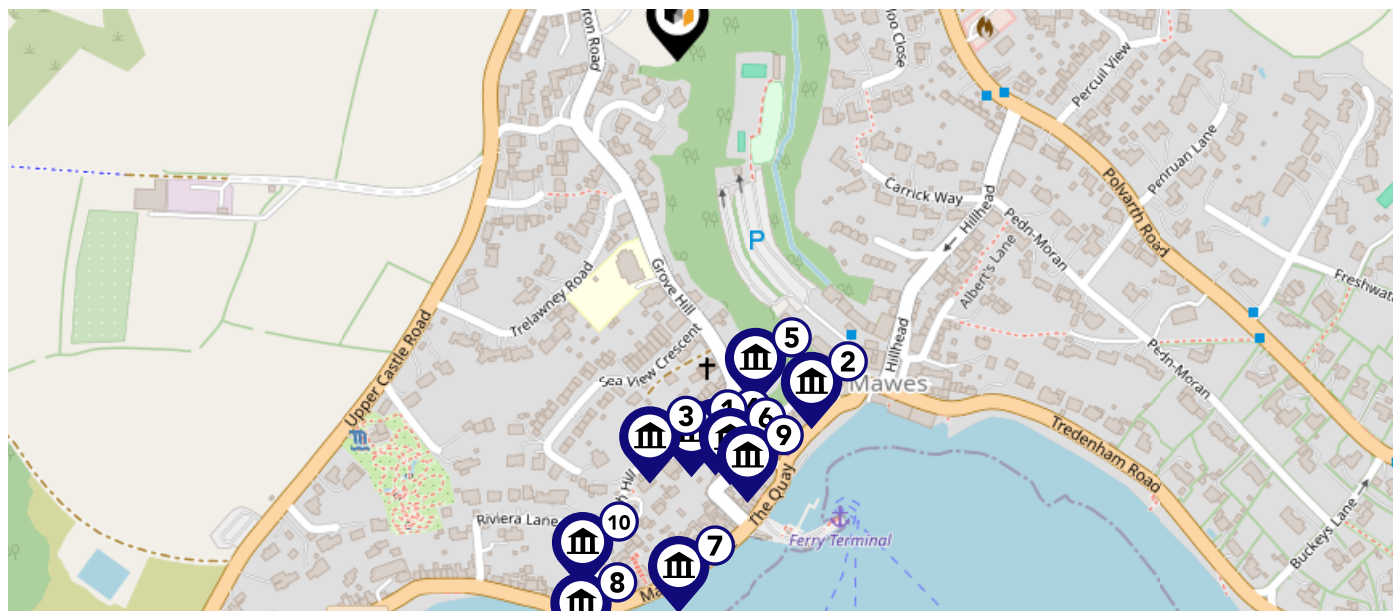
Chance of flooding to the following depths at this property:













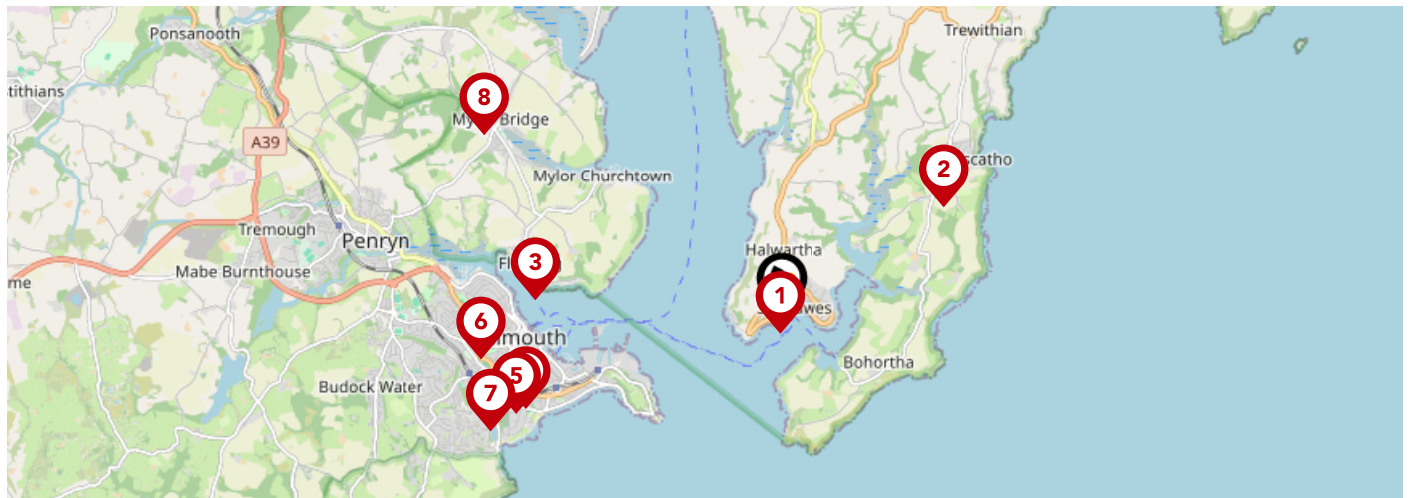
Maps

Listed Buildings

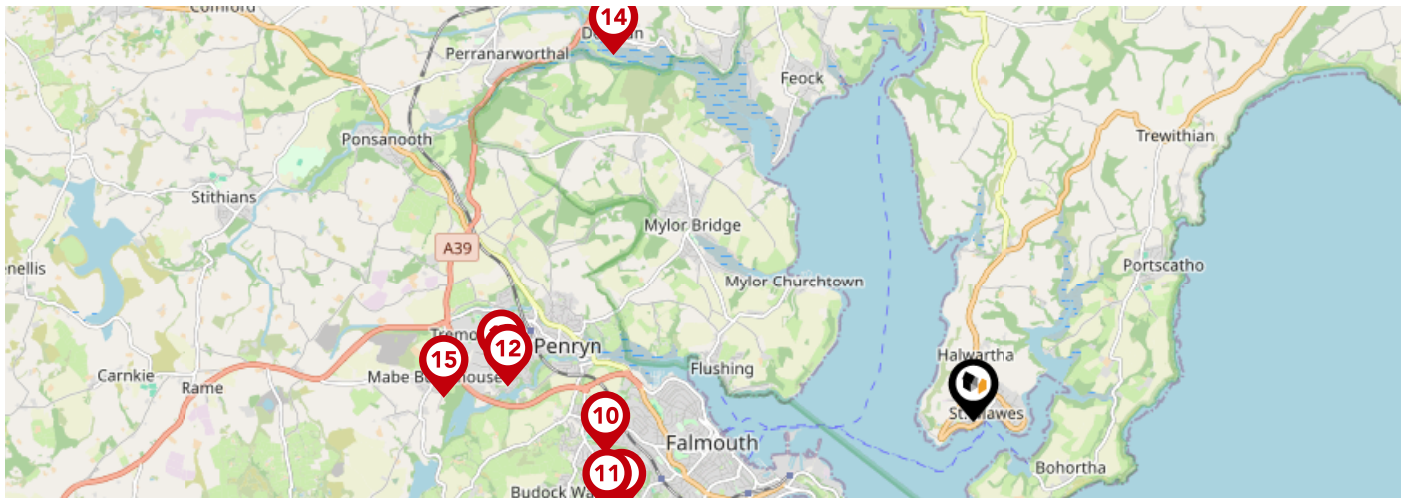
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1140998 - Treblok	Grade II	0.2 miles
 1140997 - Bohella Cottage, Adjoining House, Garden Wall And Gate To South	Grade II	0.2 miles
 1312736 - Methodist Church	Grade II	0.2 miles
 1312726 - Grove Hill Penlee	Grade II	0.2 miles
 1136691 - Braganza House	Grade II	0.2 miles
 1141002 - Well Of Saint Mawes Or Saint Mauditus	Grade II	0.3 miles
 1136632 - Marine House And Cobblestones	Grade II	0.3 miles
 1136599 - Pilots Cottage	Grade II	0.3 miles
 1312618 - Victory Cottage	Grade II	0.3 miles
 1141000 - Church Of St Mawes	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Flushing School Ofsted Rating: Good Pupils: 78 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Falmouth University Ofsted Rating: Not Rated Pupils:0 Distance:2.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Marlborough School Ofsted Rating: Good Pupils: 212 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mylor Community Primary School Ofsted Rating: Good Pupils: 144 Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement Pupils: 187 Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Falmouth School Ofsted Rating: Requires improvement Pupils: 968 Distance:3.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Francis CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penryn College Ofsted Rating: Good Pupils: 1154 Distance:4.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penryn Primary Academy Ofsted Rating: Good Pupils: 345 Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devoran School Ofsted Rating: Good Pupils: 201 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mabe Community Primary School Ofsted Rating: Requires improvement Pupils: 175 Distance:5.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mawnan CofE VA Primary School Ofsted Rating: Good Pupils: 141 Distance:5.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

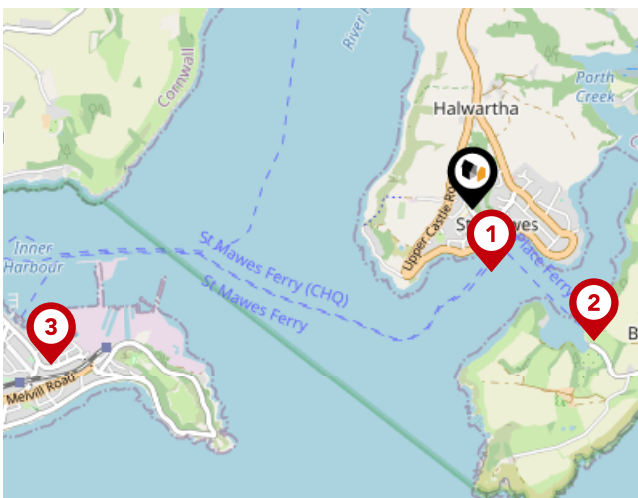
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Car Park	0.23 miles
2	Polvarth Estate	0.2 miles
3	St Mawes Garage	0.34 miles
4	Freshwater Lane	0.38 miles
5	Buckeys Lane	0.5 miles



Ferry Terminals

Pin	Name	Distance
1	St Mawes Ferry Landing	0.32 miles
2	Place Ferry Landing	0.85 miles
3	Falmouth Ntl Maritime Museum Ferry Landing	2.13 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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