H Tiddy

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



POLVARTH ROAD, 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/

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The Property Ombudsman

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,851 ft^2 / 172 m^2		
Plot Area:	0.3 acres		
Year Built :	1950-1966		
Council Tax :	Band G		
Annual Estimate:	£4,318		
Title Number:	CL78363		

Local Area

Local Authority: Cornwall

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

✓	✓	✗

Planning History
This Address

Planning records for: ***Polvarth Road, St. Mawes, Truro, TR2***

Reference - PA13/07059

Decision: Decided

Date: 02nd August 2013

Description:

Demolition of existing single storey, side facing, conservatory and erection of larger side facing conservatory and internal alterations.

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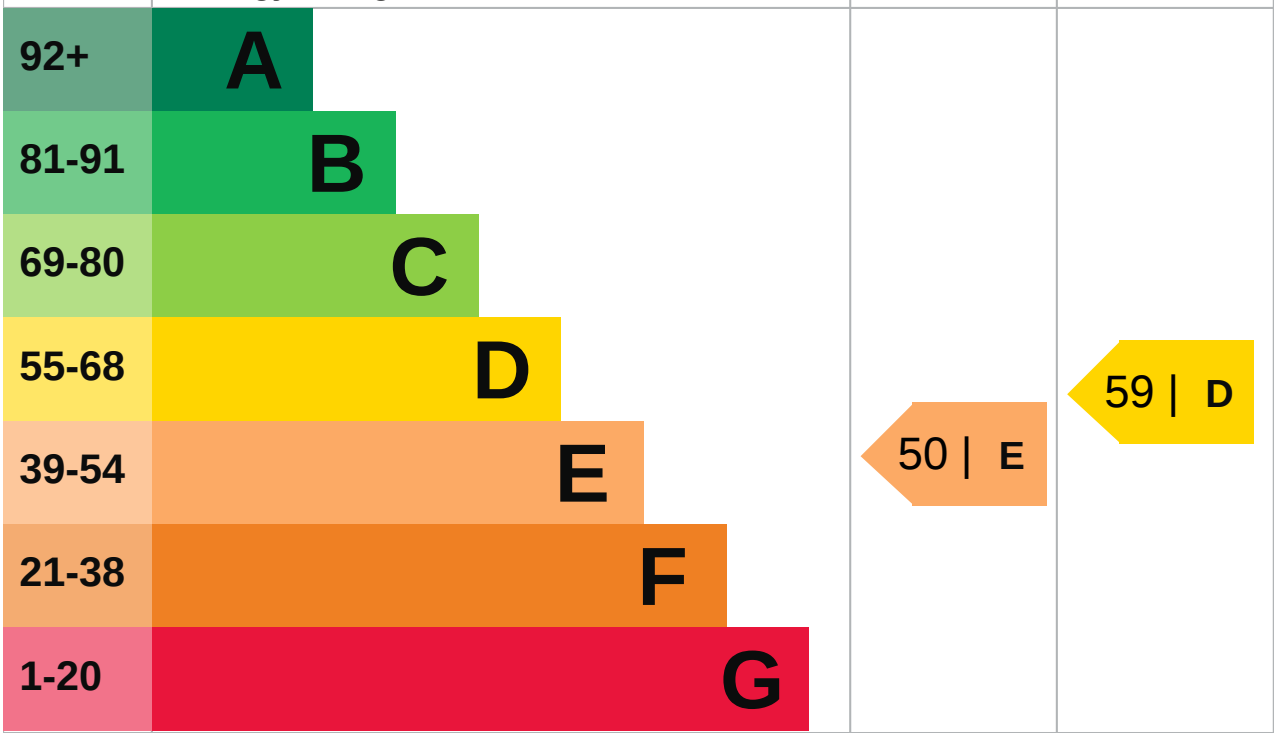
EPC - Certificate

Polvarth Road, St. Mawes, TR2

Energy rating

E

Valid until 12.09.2036



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EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	LPG (not community)
Main Gas:	No
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	135 m^2

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Market
Sold in Street

H Tiddy

The Croft, Polvarth Road, Truro, TR2 5AY			Detached House
Last Sold Date:	09/04/2024	26/04/2006	
Last Sold Price:	£995,000	£485,000	

Little Polvarth, Polvarth Road, Truro, TR2 5AY				Detached House
Last Sold Date:	11/03/2022	27/05/2021	01/10/2019	22/04/2013
Last Sold Price:	£1,075,000	£850,000	£750,000	£420,000

Raysfield House, Polvarth Road, Truro, TR2 5AY			Detached House
Last Sold Date:	01/12/2020	03/11/2014	
Last Sold Price:	£1,095,050	£665,000	

Orchard House, Polvarth Road, Truro, TR2 5AY			Detached House
Last Sold Date:	26/10/2020	09/09/2008	
Last Sold Price:	£1,000,000	£710,000	

Bay View, Polvarth Road, Truro, TR2 5AY		Detached House
Last Sold Date:	25/09/2020	
Last Sold Price:	£650,000	

Trewillum, Polvarth Road, Truro, TR2 5AY		Semi-detached House
Last Sold Date:	24/07/2019	
Last Sold Price:	£300,000	

Tradewinds, Polvarth Road, Truro, TR2 5AY		Detached House
Last Sold Date:	28/11/2017	
Last Sold Price:	£715,000	

Two Furlongs, Polvarth Road, Truro, TR2 5AY			Detached House
Last Sold Date:	27/08/2015	07/09/2012	
Last Sold Price:	£765,000	£540,000	

Heatherdown, Polvarth Road, Truro, TR2 5AY		Detached House
Last Sold Date:	24/04/2015	
Last Sold Price:	£695,000	

Medlar Cottage, Polvarth Road, Truro, TR2 5AY			Detached House
Last Sold Date:	29/09/2014	08/05/2009	
Last Sold Price:	£700,000	£470,000	

Watersmeet, Polvarth Road, Truro, TR2 5AY			Detached House
Last Sold Date:	31/10/2013	18/05/2012	
Last Sold Price:	£620,000	£470,000	

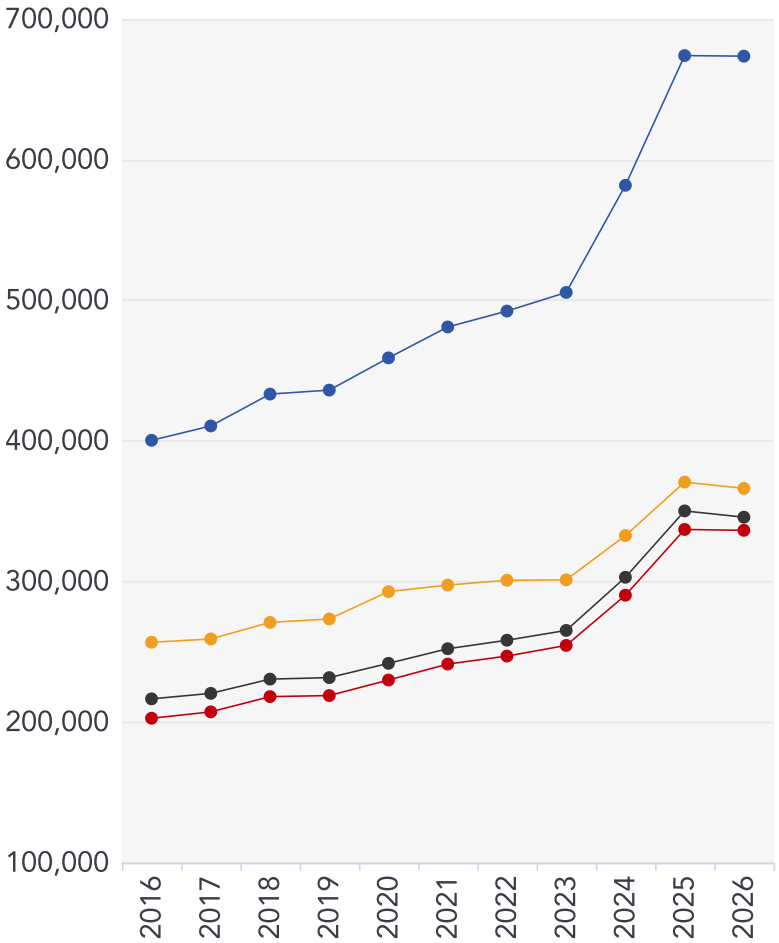
Woodhambury, Polvarth Road, Truro, TR2 5AY			Detached House
Last Sold Date:	04/09/2009	12/11/1999	
Last Sold Price:	£600,000	£285,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

House Price Statistics

H Tiddy

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



Detached

+68.24%

Flat

+42.64%

Terraced

+59.69%

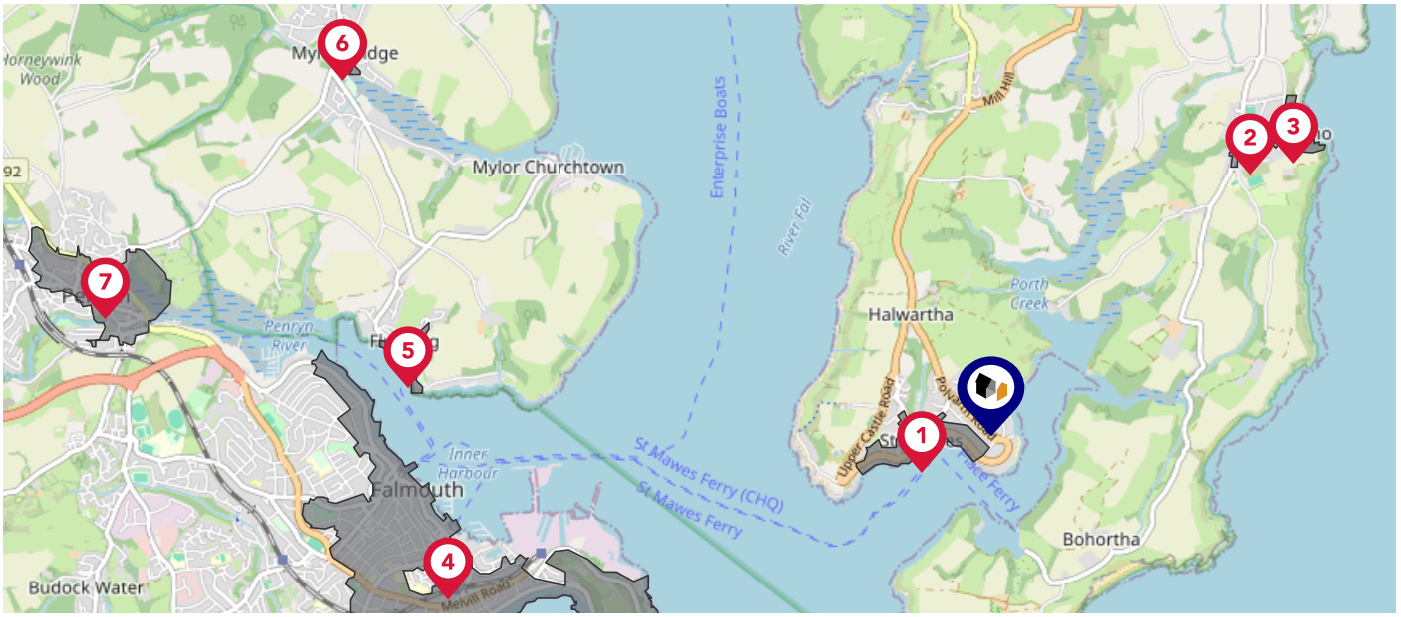
Semi-Detached

+65.93%

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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

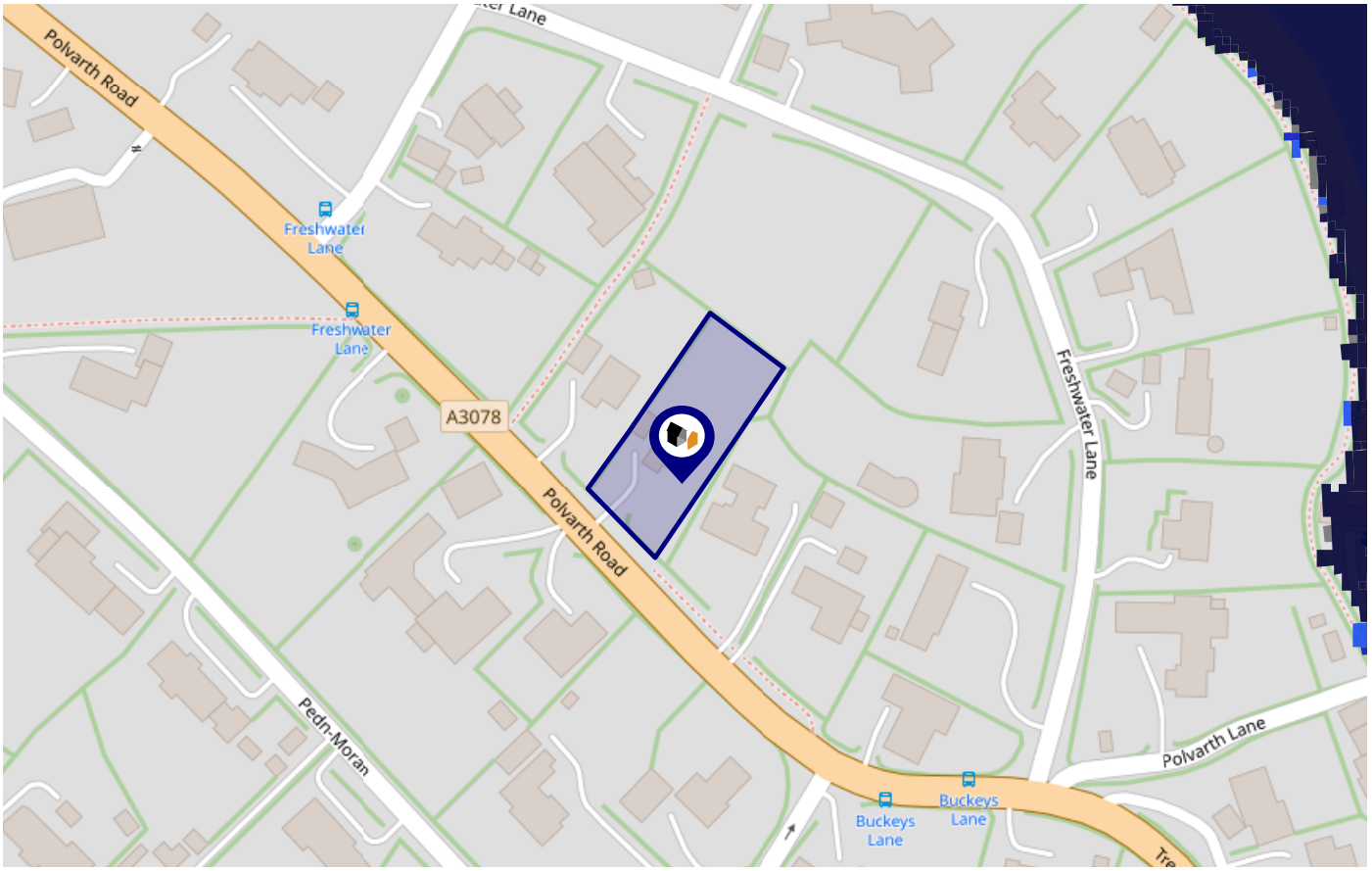
1	St Mawes
2	Gerrans
3	Portscatho
4	Falmouth
5	Flushing
6	Mylor Bridge
7	Penryn

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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.

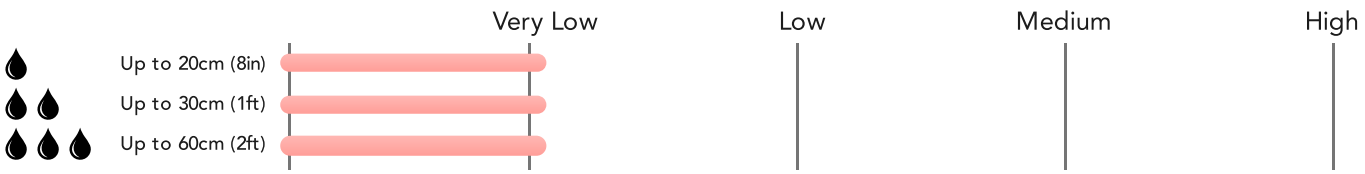


Risk Rating: Very low

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.

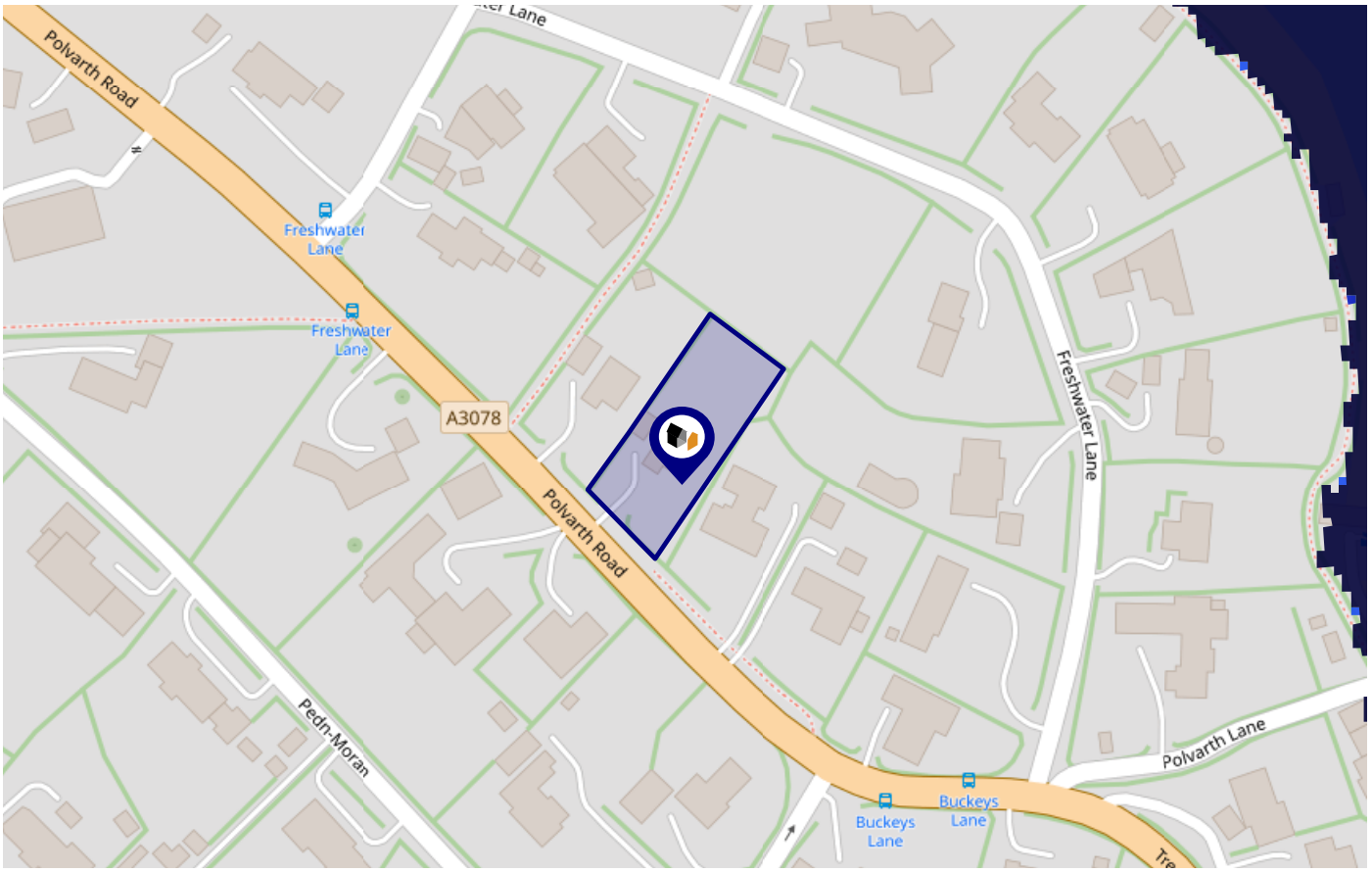
Chance of flooding to the following depths at this property:



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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.

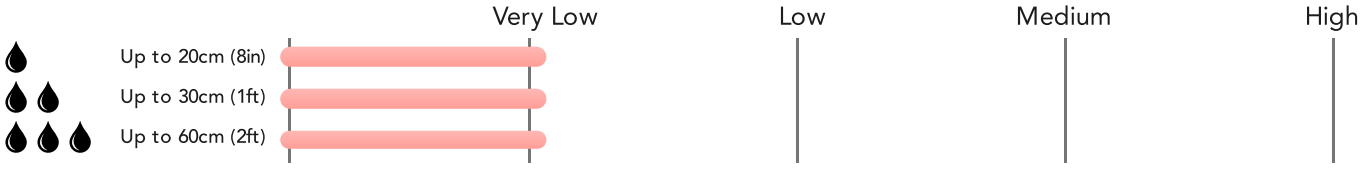


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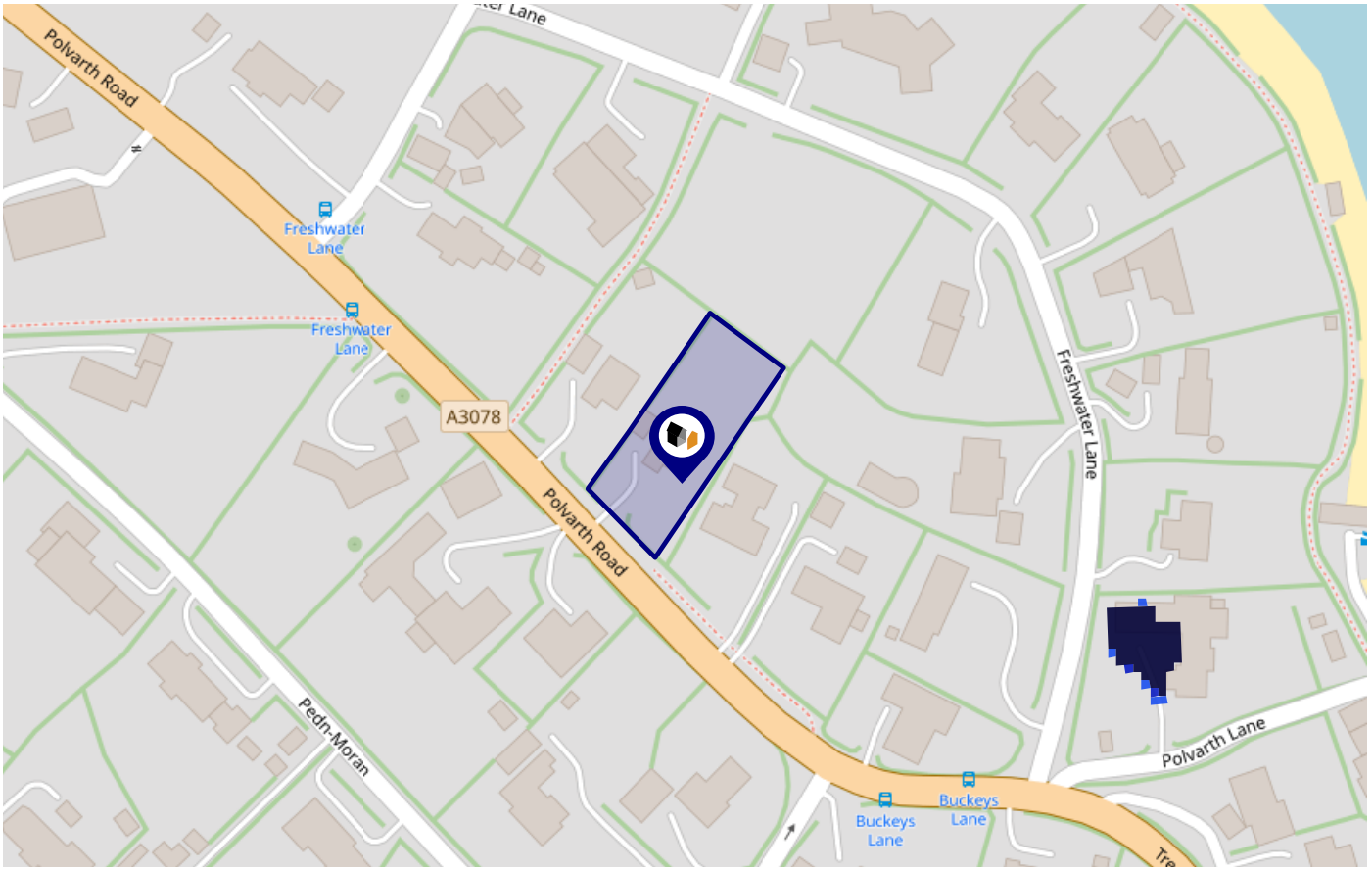


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Flood Risk

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.

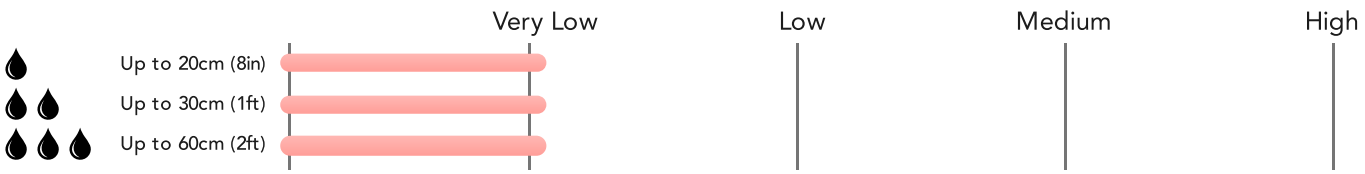


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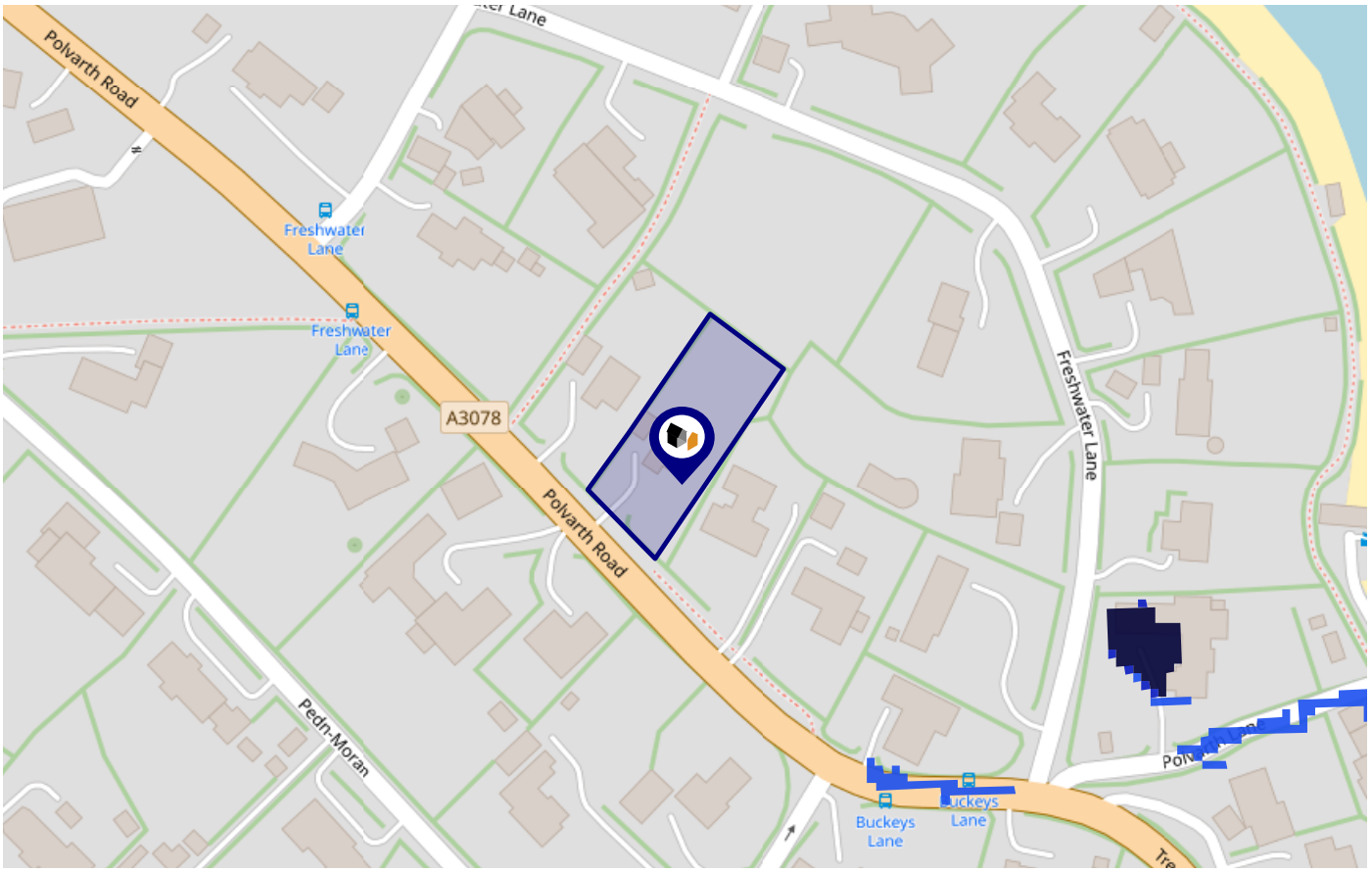
Chance of flooding to the following depths at this property:



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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.

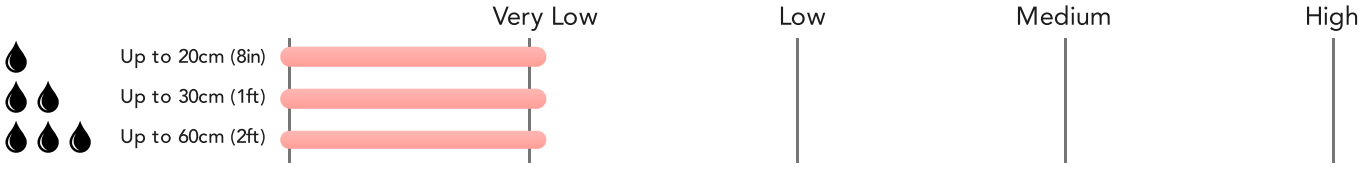


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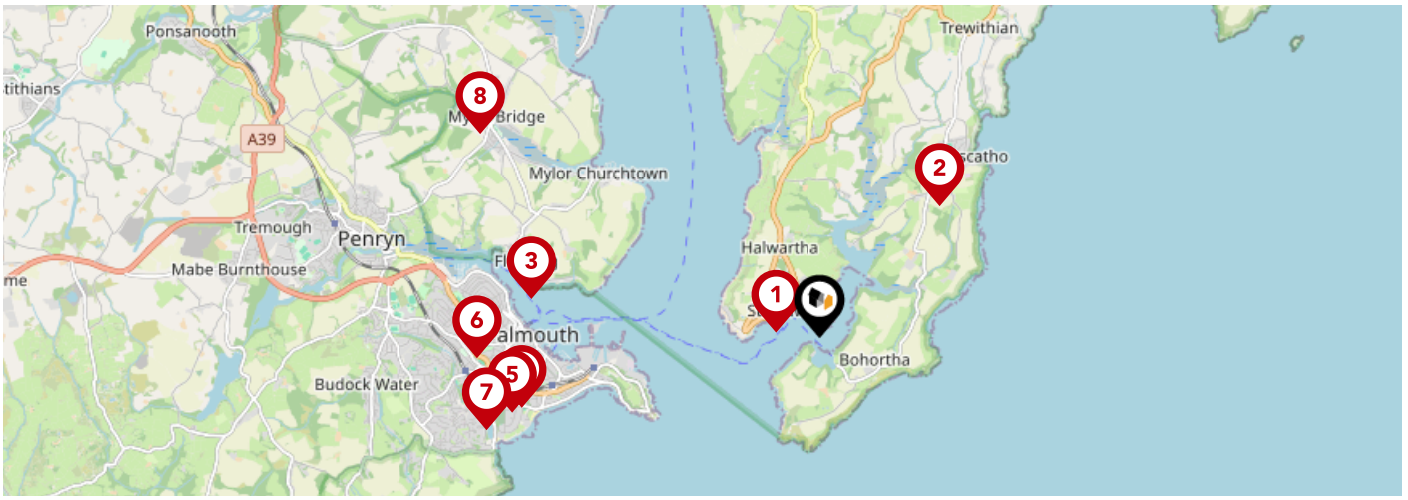
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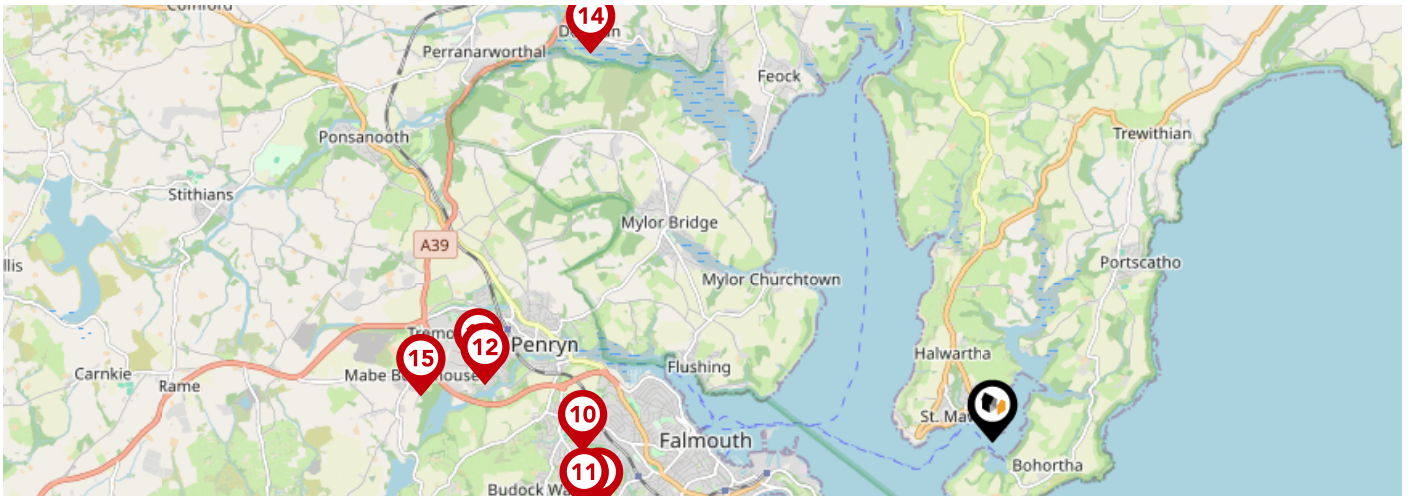
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	St Mawes Primary School Ofsted Rating: Good | Pupils: 34 | Distance:0.41	☐	☑	☐	☐	☐
2	Gerrans School Ofsted Rating: Good | Pupils: 76 | Distance:1.68	☐	☑	☐	☐	☐
3	Flushing School Ofsted Rating: Good | Pupils: 78 | Distance:2.76	☐	☑	☐	☐	☐
4	Falmouth University Ofsted Rating: Not Rated | Pupils:0 | Distance:2.91	☐	☐	☑	☐	☐
5	King Charles Church of England Primary School Ofsted Rating: Good | Pupils: 414 | Distance:3.01	☐	☑	☐	☐	☐
6	Falmouth Primary Academy Ofsted Rating: Good | Pupils: 244 | Distance:3.26	☐	☑	☐	☐	☐
7	Marlborough School Ofsted Rating: Good | Pupils: 212 | Distance:3.29	☐	☑	☐	☐	☐
8	Mylor Community Primary School Ofsted Rating: Good | Pupils: 144 | Distance:3.75	☐	☑	☐	☐	☐

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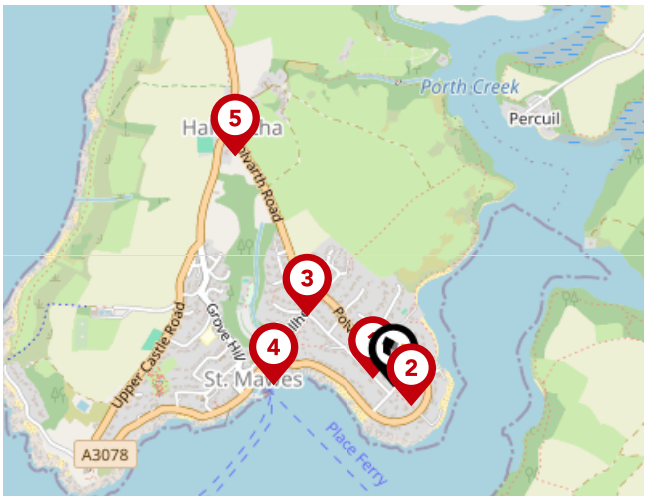
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement | Pupils: 187 | Distance:3.8	☐	☑	☐	☐	☐
10	Falmouth School Ofsted Rating: Requires improvement | Pupils: 968 | Distance:3.9	☐	☐	☑	☐	☐
11	St Francis CofE Primary School Ofsted Rating: Good | Pupils: 419 | Distance:3.93	☐	☑	☐	☐	☐
12	Penryn College Ofsted Rating: Good | Pupils: 1154 | Distance:4.86	☐	☐	☑	☐	☐
13	Penryn Primary Academy Ofsted Rating: Good | Pupils: 345 | Distance:4.94	☐	☑	☐	☐	☐
14	Devoran School Ofsted Rating: Good | Pupils: 201 | Distance:5.31	☐	☑	☐	☐	☐
15	Mabe Community Primary School Ofsted Rating: Requires improvement | Pupils: 175 | Distance:5.45	☐	☑	☐	☐	☐
16	Mawnan CofE VA Primary School Ofsted Rating: Good | Pupils: 141 | Distance:5.45	☐	☑	☐	☐	☐

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Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Freshwater Lane	0.05 miles
2	Buckeys Lane	0.06 miles
3	Polvarth Estate	0.26 miles
4	Car Park	0.28 miles
5	St Mawes Garage	0.66 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	St Mawes Ferry Landing	0.33 miles
2	Place Ferry Landing	0.45 miles
3	Falmouth Ntl Maritime Museum Ferry Landing	2.45 miles
4	Falmouth Custom House Quay	2.58 miles
5	Falmouth Prince of Wales Pier Ferry Landing	2.78 miles

Market

Market summary

H Tiddy

Local summary

Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(4/1) 25%	(5/4) 80%	(3/2) 67%	(24/3) 13%	(6/2) 33%	(4/0) 0%

Total on market: 40 **Total sold:** 10 **Average days on market:** 271

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	4	Detached	£4,700,000	£660,000	£1,517,500	12	0	12	0%	270
+1 Type	—	—	—	—	—	—	—	—	—	—
+1 Beds	5	Detached	£4,250,000	£850,000	£2,439,000	4	1	5	20%	181
All considered			**£4,700,000**	**£660,000**	**£1,978,250**	**16**	**1**	**17**	**6%**	**226**

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Data Quality

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H Tiddy

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail