

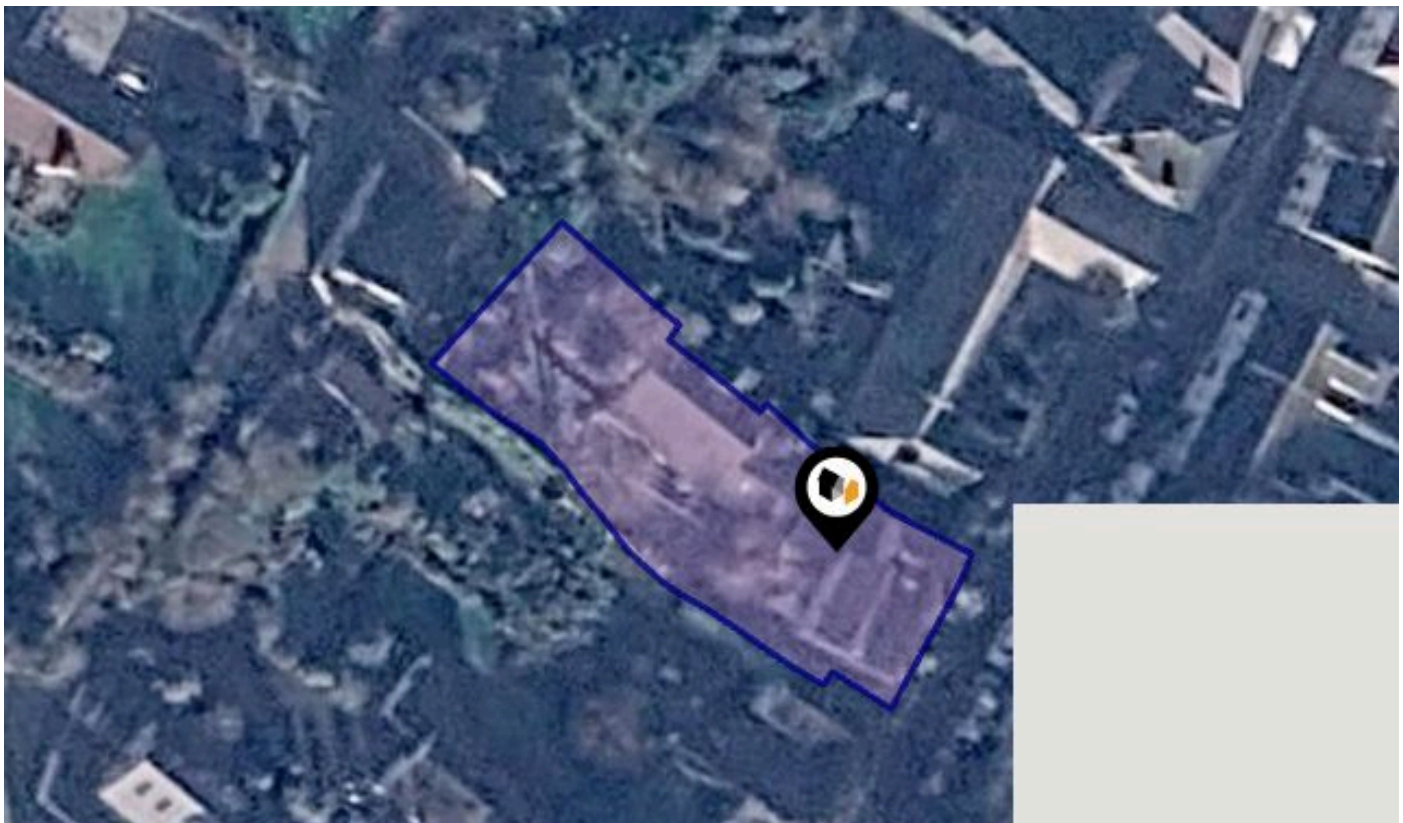


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## **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 29th June 2026**



### **FORE STREET, TREGONY, TRURO, TR2**

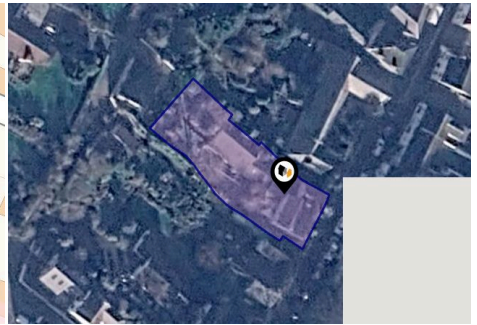
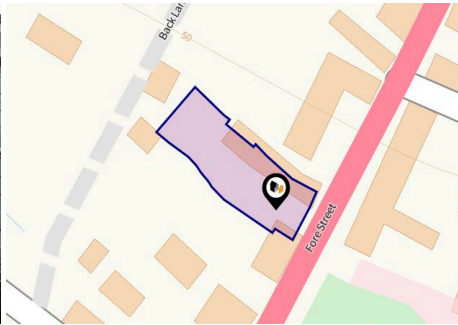
#### **H Tiddy**

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

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



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	7		
<b>Floor Area:</b>	3,519 ft <sup>2</sup> / 327 m <sup>2</sup>		
<b>Plot Area:</b>	0.19 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,591		
<b>Title Number:</b>	CL279542		

## Local Area

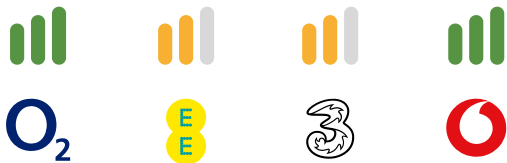
<b>Local Authority:</b>	Cornwall
<b>Conservation Area:</b>	Tregony
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**16** mb/s      **1800** mb/s



### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



TREGONY, TR2

Energy rating

**G**

Valid until 26.02.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		41   E
21-38	<b>F</b>		
1-20	<b>G</b>	14   G	

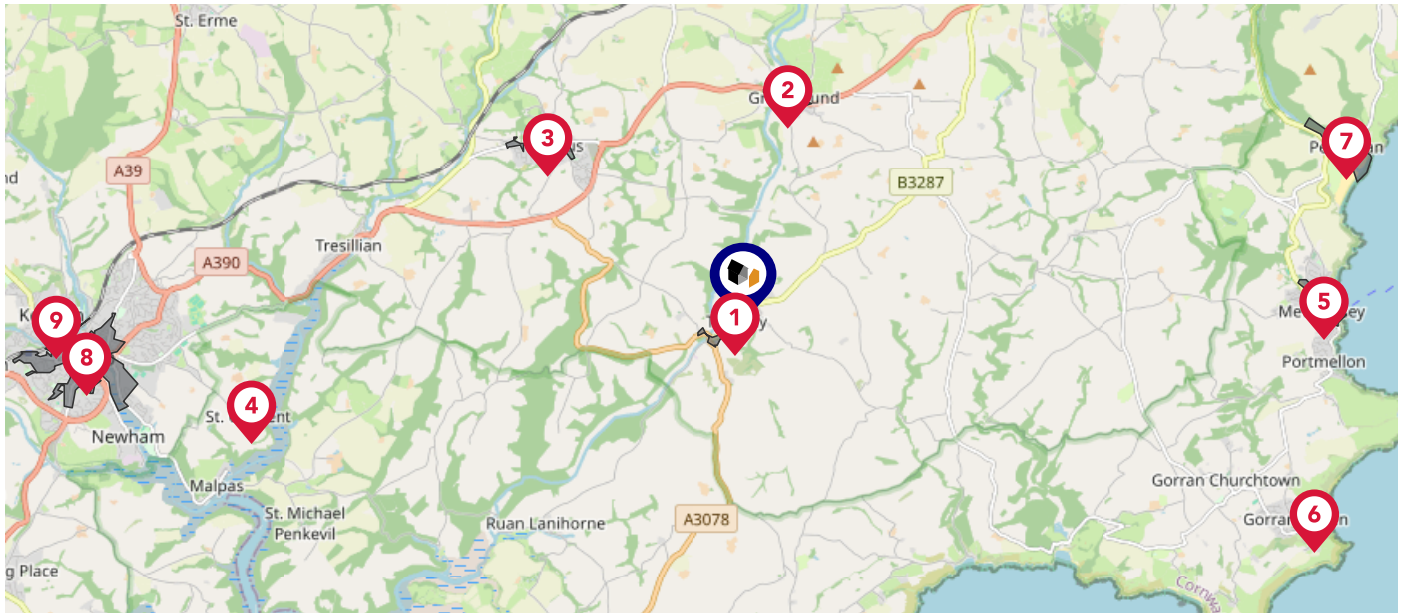
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### Additional EPC Data

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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Mostly double glazing
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, wood pellets
<b>Main Heating Energy:</b>	Poor
<b>Main Heating Controls:</b>	TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Total Floor Area:</b>	327 m <sup>2</sup>

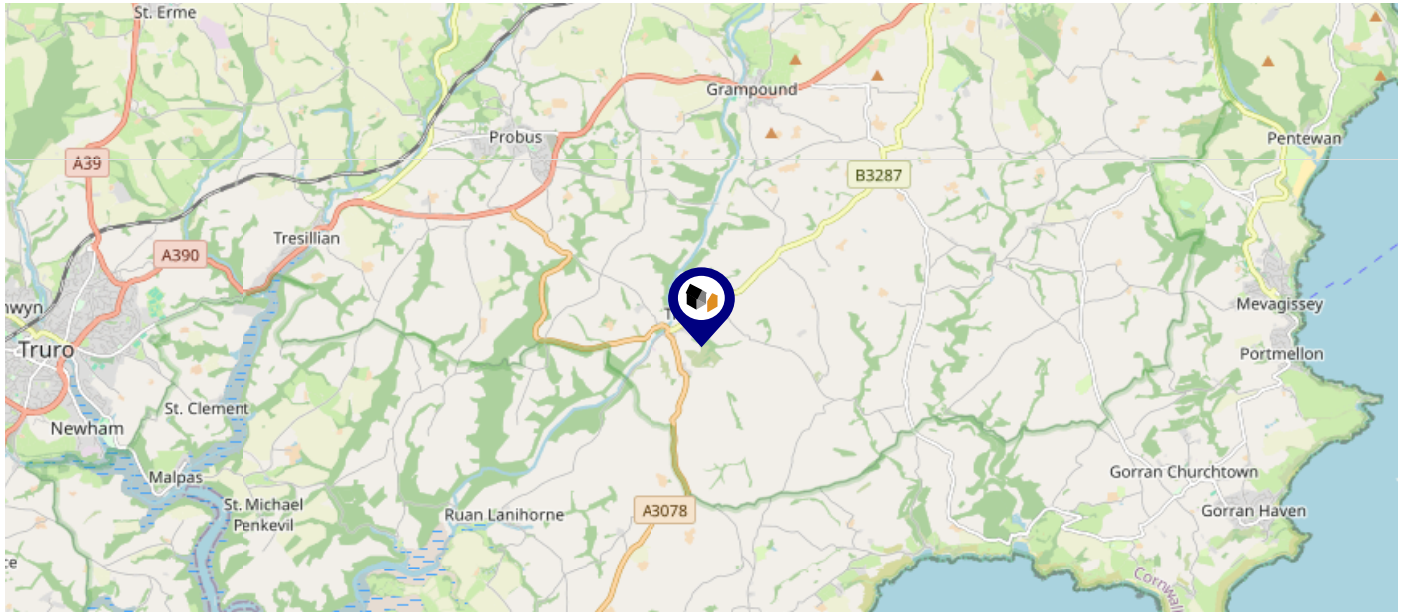
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Tregony
- 2 Grampound
- 3 Probus
- 4 St Clement
- 5 Mevagissey
- 6 Gorran Haven
- 7 Pentewan
- 8 Truro
- 9 Truro, Kenwyn Road

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



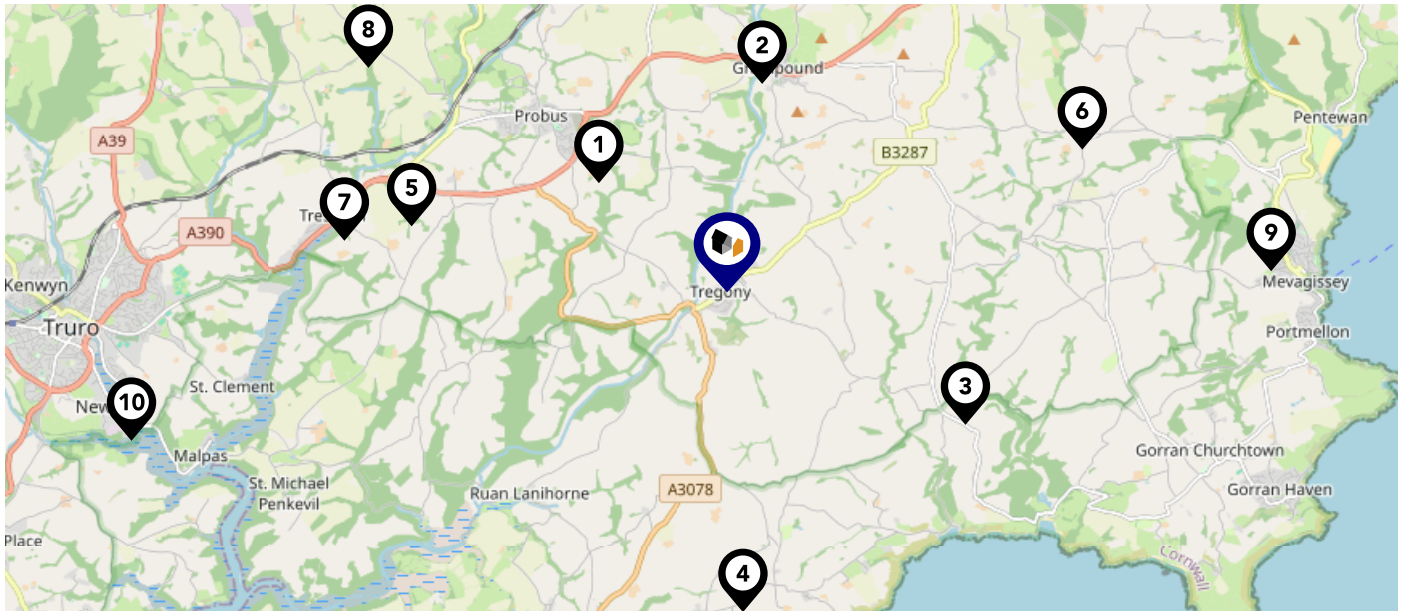
Nearby Green Belt Land

No data available.

# Maps

## Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



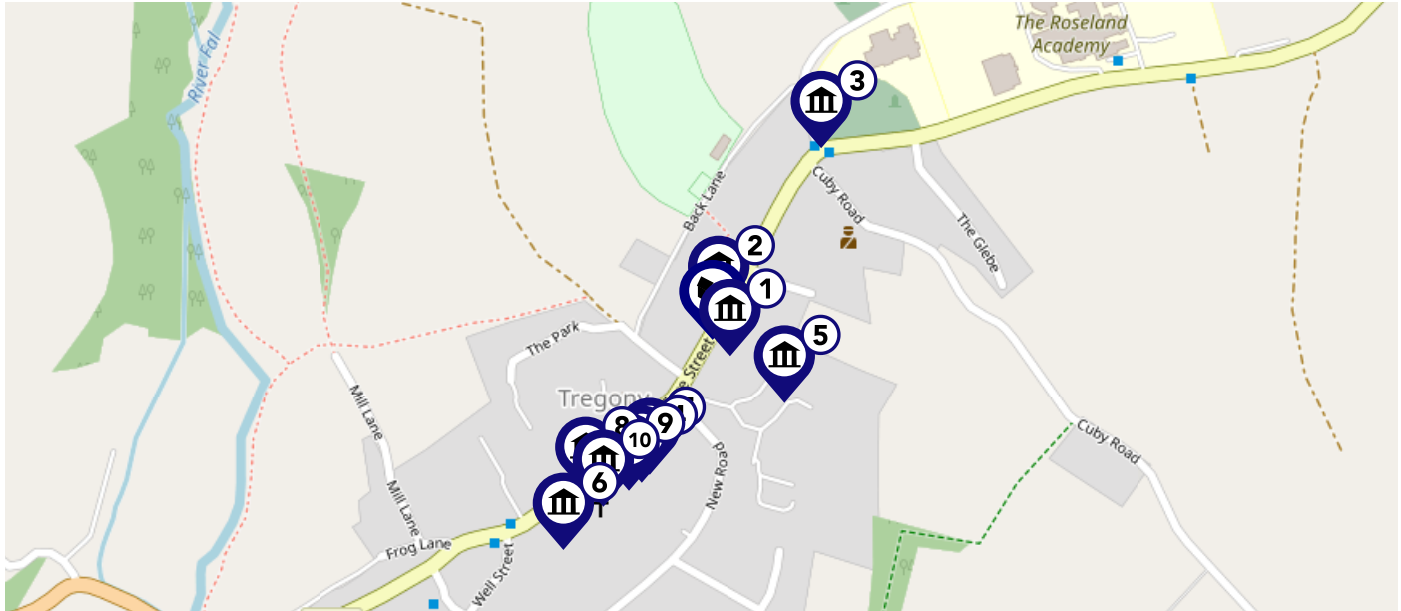
### Nearby Landfill Sites











	Set-a-side Landfill-Truro, Probus, Cornwall	Historic Landfill
	Chenoweth Coal Yard-Grampound, Cornwall	Historic Landfill
	Tubbs Mill-Near Tregony, Truro	Historic Landfill
	Land At Trethennal Farm-Truro,Veryan,Cornwall	Historic Landfill
	West Trelowthas Landfill-Truro, Probus, Cornwall	Historic Landfill
	Bosue-St Ewe, Cornwall	Historic Landfill
	Wheal Inn-Tresillian, Cornwall	Historic Landfill
	Candor Probus-Truro	Historic Landfill
	Mevagissey Adjacent to Soccer Field-Calley Road, Mevagissey, St. Austell, Cornwall	Historic Landfill
	Boscawen Park-Truro, Cornwall	Historic Landfill

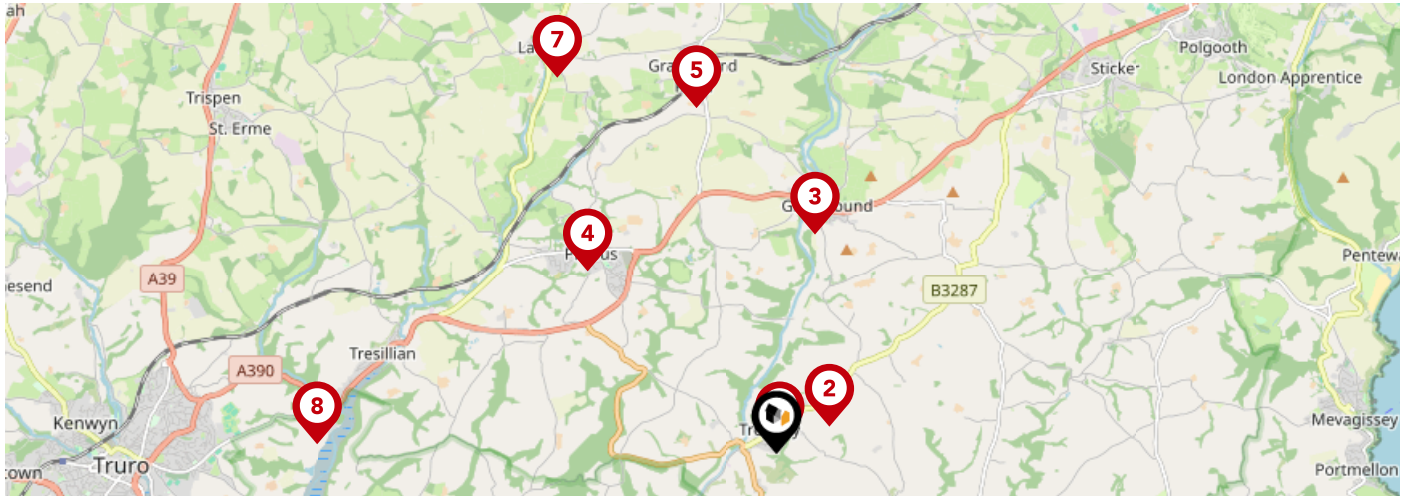
# Maps

## Listed Buildings

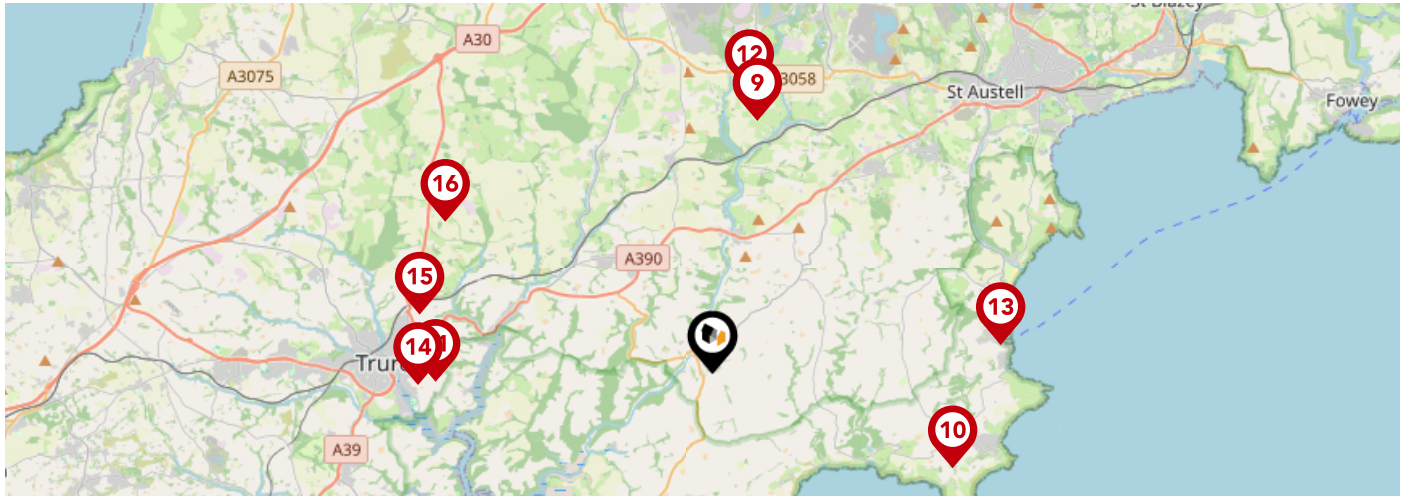
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1219147 - Penlee Cottage	Grade II	0.0 miles
 1141030 - Tregony Primary School, Schoolhouse, Boundary Wall And Gates	Grade II	0.0 miles
 1291868 - Church Of St Cuby	Grade I	0.1 miles
 1291638 - 16 And 17, Fore Street	Grade II	0.1 miles
 1141034 - Penlee	Grade II	0.1 miles
 1141032 - 8, Fore Street	Grade II	0.1 miles
 1328921 - 18, Fore Street	Grade II	0.1 miles
 1291659 - Clock Tower	Grade II	0.1 miles
 1141033 - Tregony House	Grade II	0.1 miles
 1320577 - K6 Telephone Kiosk, Main Street	Grade II	0.1 miles



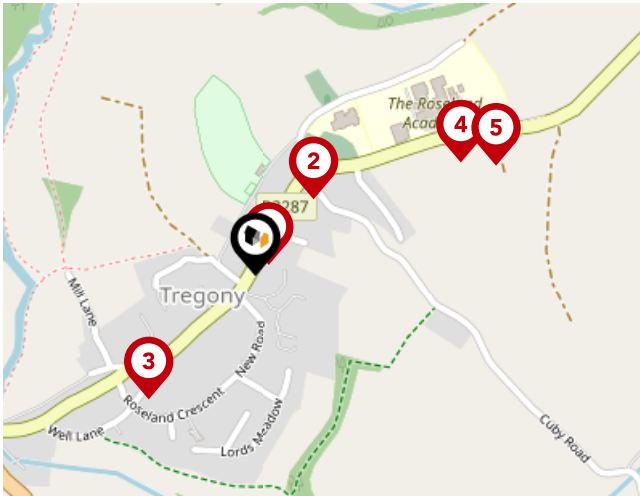
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Tregony Community Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Roseland Academy</b> Ofsted Rating: Outstanding   Pupils: 654   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Grampound-With-Creed CofE Primary School</b> Ofsted Rating: Not Rated   Pupils: 57   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Probus Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Grampound Road Village CofE School</b> Ofsted Rating: Good   Pupils: 107   Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Veryan CofE School</b> Ofsted Rating: Good   Pupils: 41   Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ladock C of E School</b> Ofsted Rating: Good   Pupils: 96   Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Pencalenick School</b> Ofsted Rating: Good   Pupils: 195   Distance:4.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Brannel School</b> Ofsted Rating: Good   Pupils: 928   Distance:4.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gorran School</b> Ofsted Rating: Good   Pupils: 96   Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penair School</b> Ofsted Rating: Good   Pupils: 1186   Distance:5.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen Churchtown Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:5.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mevagissey Community Primary School</b> Ofsted Rating: Good   Pupils: 135   Distance:5.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tregolls Academy</b> Ofsted Rating: Special Measures   Pupils: 265   Distance:5.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Polwhele House School</b> Ofsted Rating: Not Rated   Pupils: 104   Distance:5.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Erme with Trispen Community Primary School</b> Ofsted Rating: Good   Pupils: 139   Distance:5.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

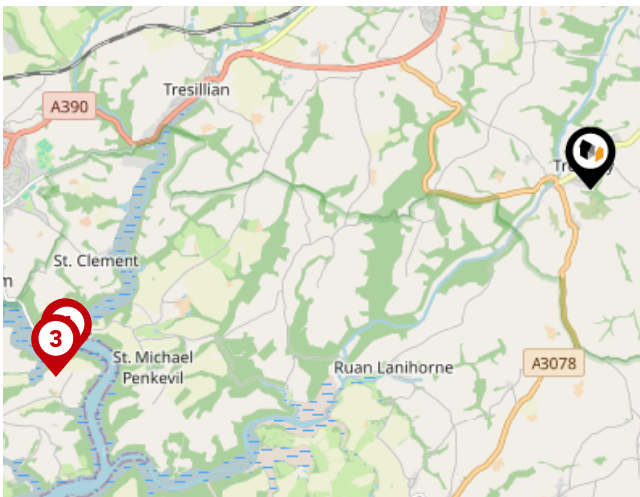
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Old School	0.02 miles
2	Church	0.11 miles
3	The Square	0.19 miles
4	Roseland Academy	0.28 miles
5	Roseland Academy	0.31 miles



### Ferry Terminals

Pin	Name	Distance
1	Malpas Ferry Landing	5.22 miles
2	Ferry Landing	5.24 miles
3	Malpas Ferry Terminal	5.39 miles



## **H Tiddy**

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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 k

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## 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.

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## 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.

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## 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.

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## 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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