



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19th October 2026



PENDOWER ROAD, VERYAN, TRURO, TR2

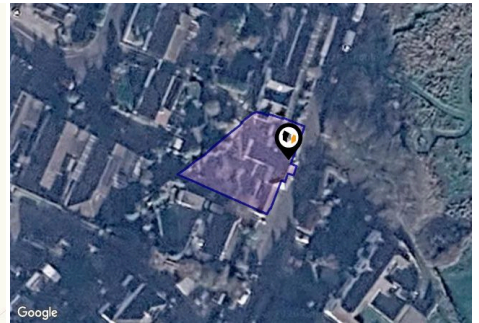
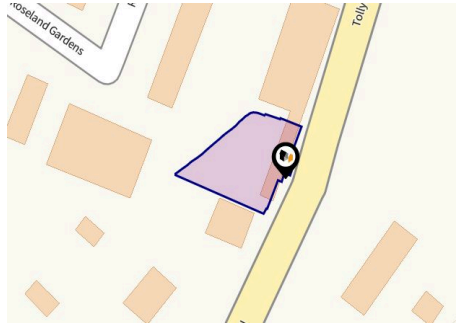
H Tiddy

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.11 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£3,167		
Title Number:	CL135858		

Local Area

Local Authority:	Cornwall
Conservation Area:	Veryan
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

18	62	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *Pendower Road, Veryan, Truro, TR2*

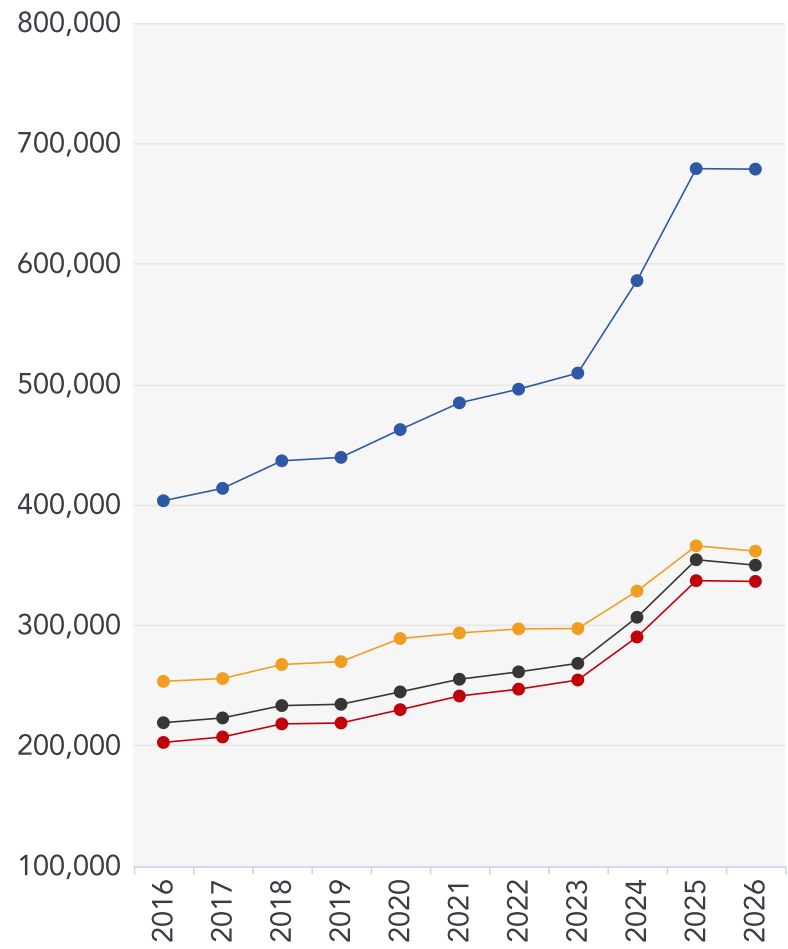
Reference - PA21/09210	
Decision:	Decided
Date:	15th September 2021
Description:	Application for work to a tree in a conservation area - crown reduction and crown thinning of copper beech

Market

House Price Statistics

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



Detached

+68.24%

Flat

+42.64%

Terraced

+59.69%

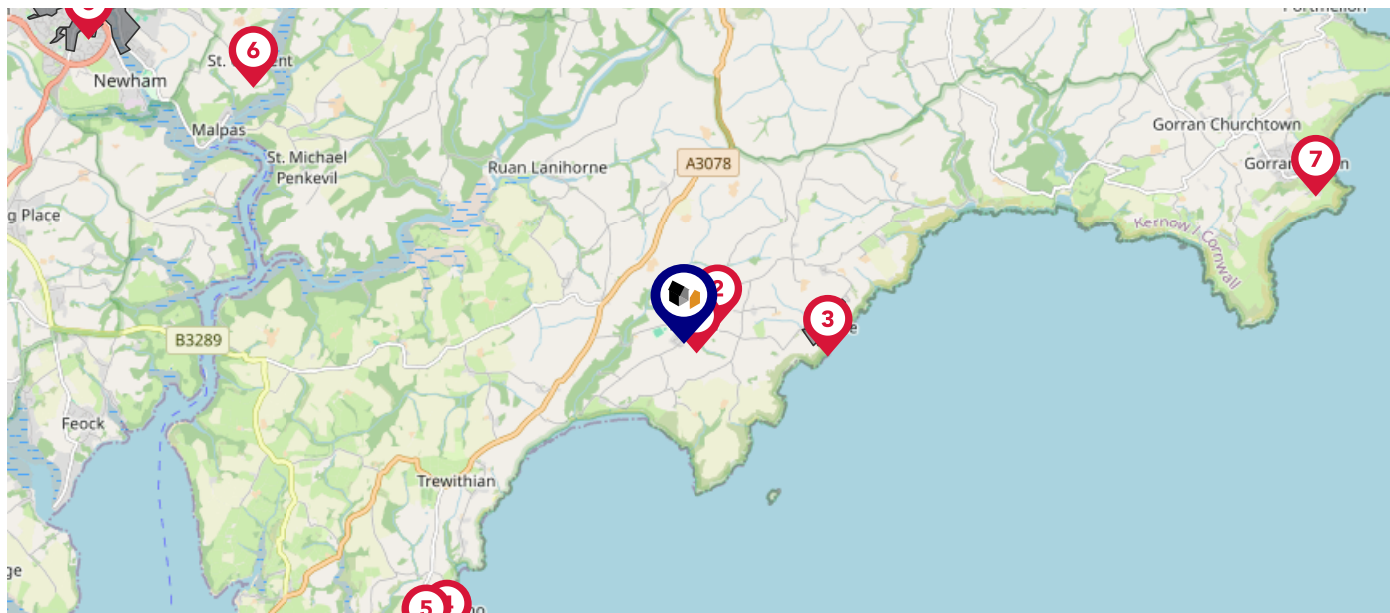
Semi-Detached

+65.93%

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

Veryan

2

Veryan Green

3

Portloe

4

Portscatho

5

Gerrans

6

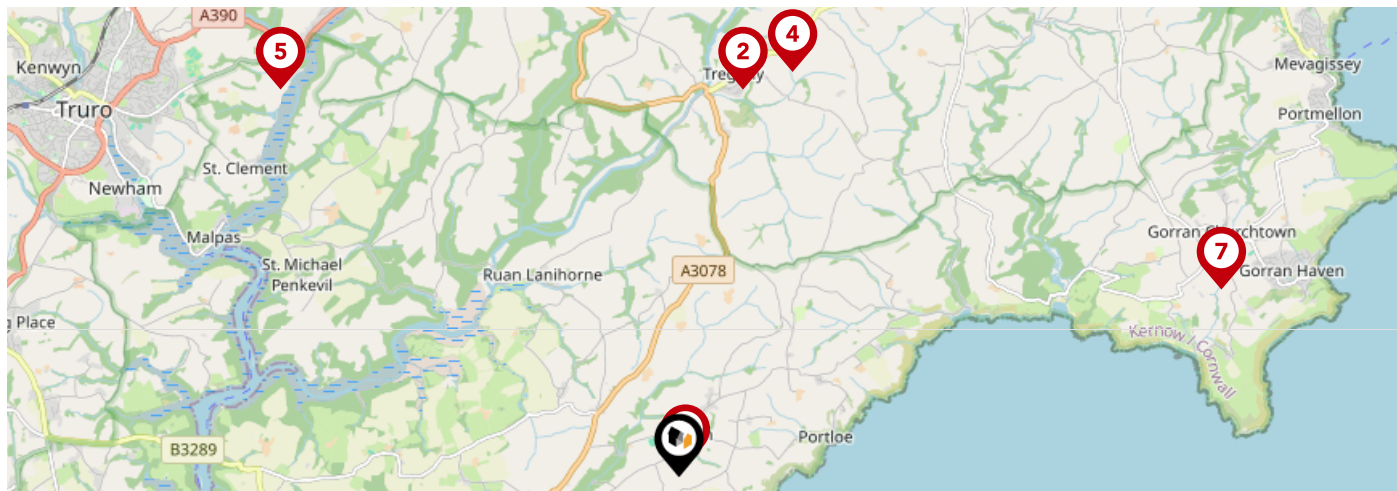
St Clement

7

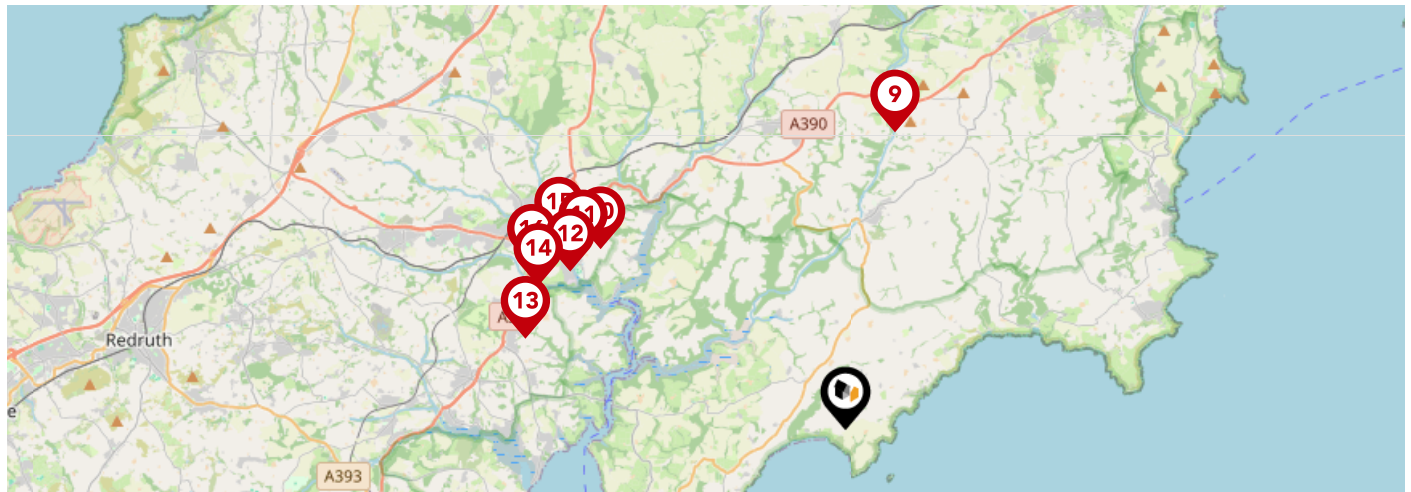
Gorran Haven

8

Truro



		Nursery	Primary	Secondary	College	Private
	Veryan CofE School Ofsted Rating: Good Pupils: 41 Distance:0.12	☐	☒	☐	☐	☐
	Tregony Community Primary School Ofsted Rating: Good Pupils: 193 Distance:3.73	☐	☒	☐	☐	☐
	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:3.75	☐	☒	☐	☐	☐
	The Roseland Academy Ofsted Rating: Outstanding Pupils: 654 Distance:3.99	☐	☐	☒	☐	☐
	Pencalenick School Ofsted Rating: Good Pupils: 195 Distance:5.28	☐	☐	☒	☐	☐
	Probus Primary School Ofsted Rating: Good Pupils: 203 Distance:5.46	☐	☒	☐	☐	☐
	Gorrans School Ofsted Rating: Good Pupils: 96 Distance:5.46	☐	☒	☐	☐	☐
	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:5.69	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Grampound-With-Creed CofE Primary School Ofsted Rating: Not Rated Pupils: 57 Distance:5.74	☐	☒	☐	☐	☐
	Penair School Ofsted Rating: Good Pupils: 1186 Distance:5.8	☐	☐	☒	☐	☐
	Tregolls Academy Ofsted Rating: Special Measures Pupils: 265 Distance:6.02	☐	☒	☐	☐	☐
	Truro School Ofsted Rating: Not Rated Pupils: 837 Distance:6.04	☐	☐	☒	☐	☐
	Kea Community Primary School Ofsted Rating: Good Pupils: 200 Distance:6.34	☐	☒	☐	☐	☐
	Truro High School Ofsted Rating: Not Rated Pupils: 385 Distance:6.46	☐	☐	☒	☐	☐
	Archbishop Benson CofE Primary School Ofsted Rating: Good Pupils: 425 Distance:6.54	☐	☒	☐	☐	☐
	Bosvigo School Ofsted Rating: Good Pupils: 324 Distance:6.74	☐	☒	☐	☐	☐



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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

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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