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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th September 2026



HILLHEAD, ST. MAWES, TRURO, TR2

H Tiddy

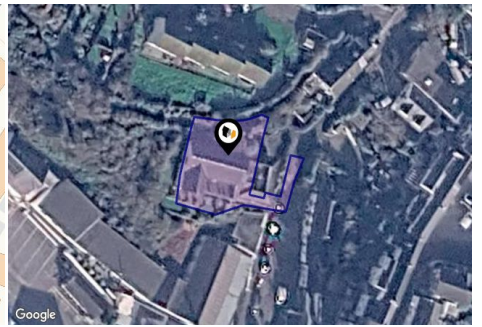
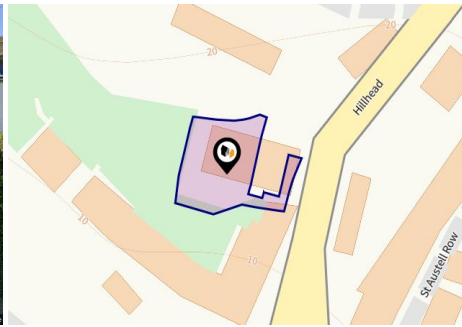
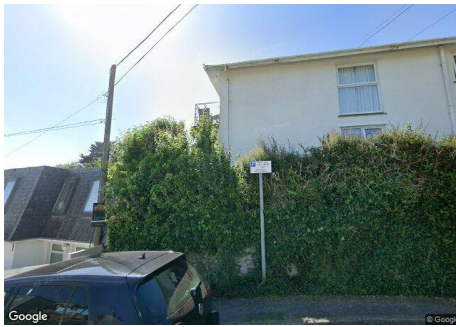
Manor Office, The Square- St Mawes, Truro, Cornwall, TR2 5AG

01326270212

sales@htiddy.co.uk

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





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,301 ft ² / 213 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band E		
Annual Estimate:	£3,167		
Title Number:	CL127457		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

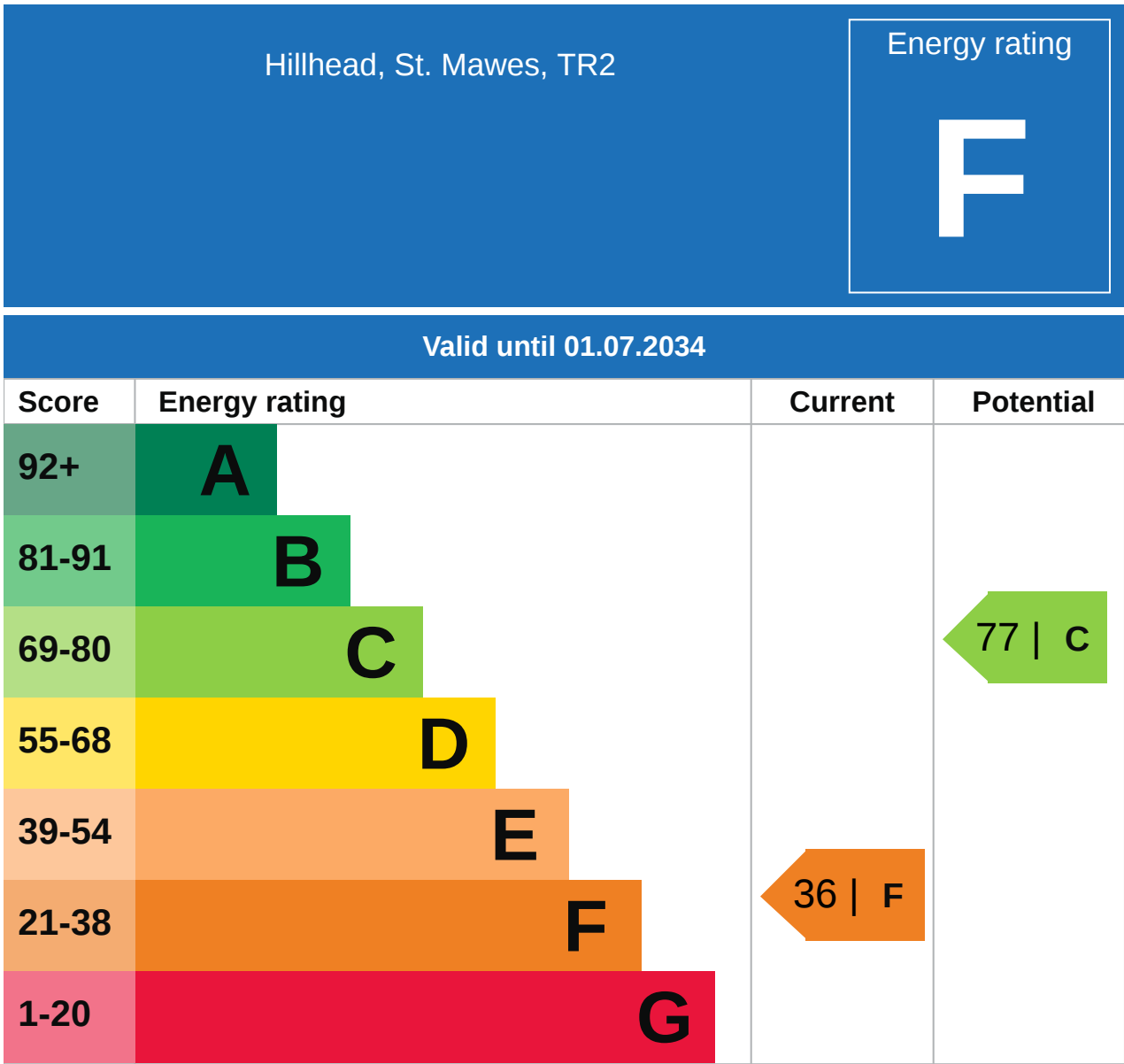
18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





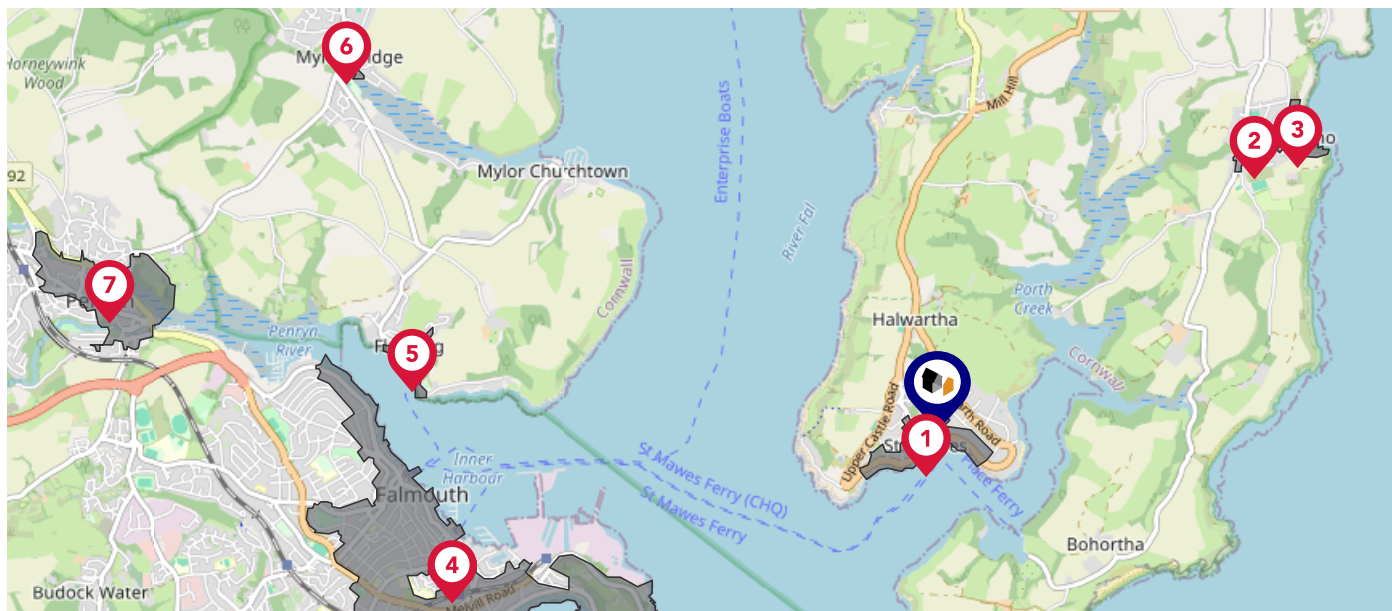
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 92% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	127 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.



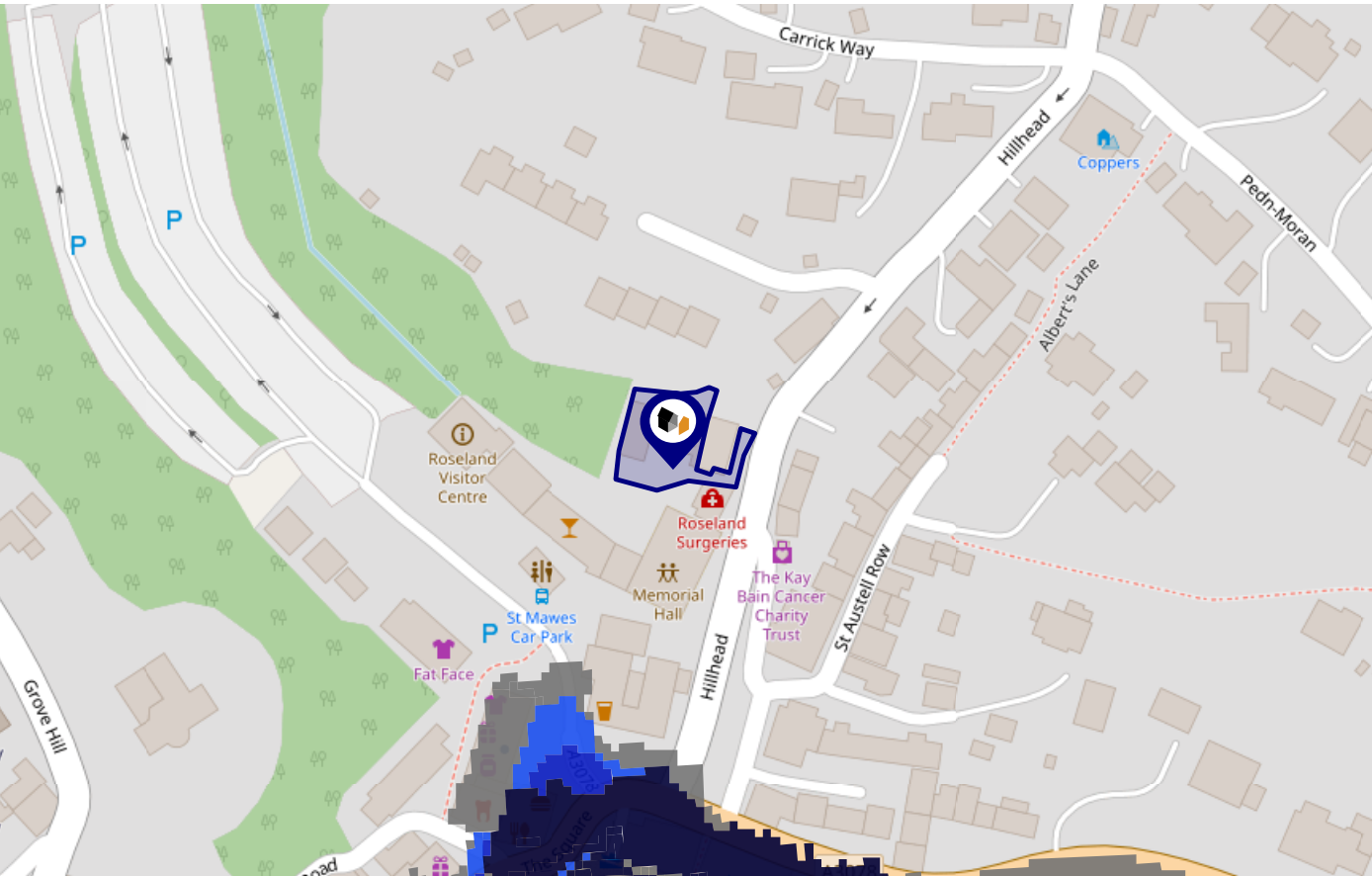
Nearby Conservation Areas

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

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.

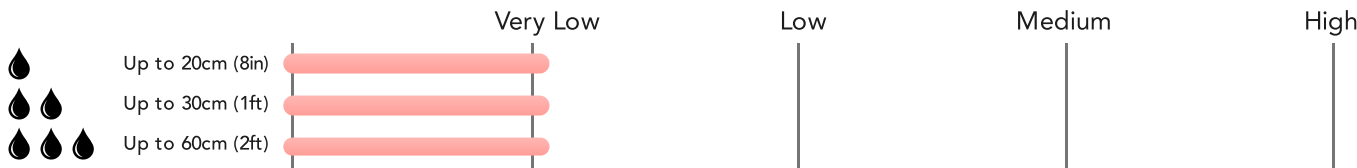


Risk Rating: Very low

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.

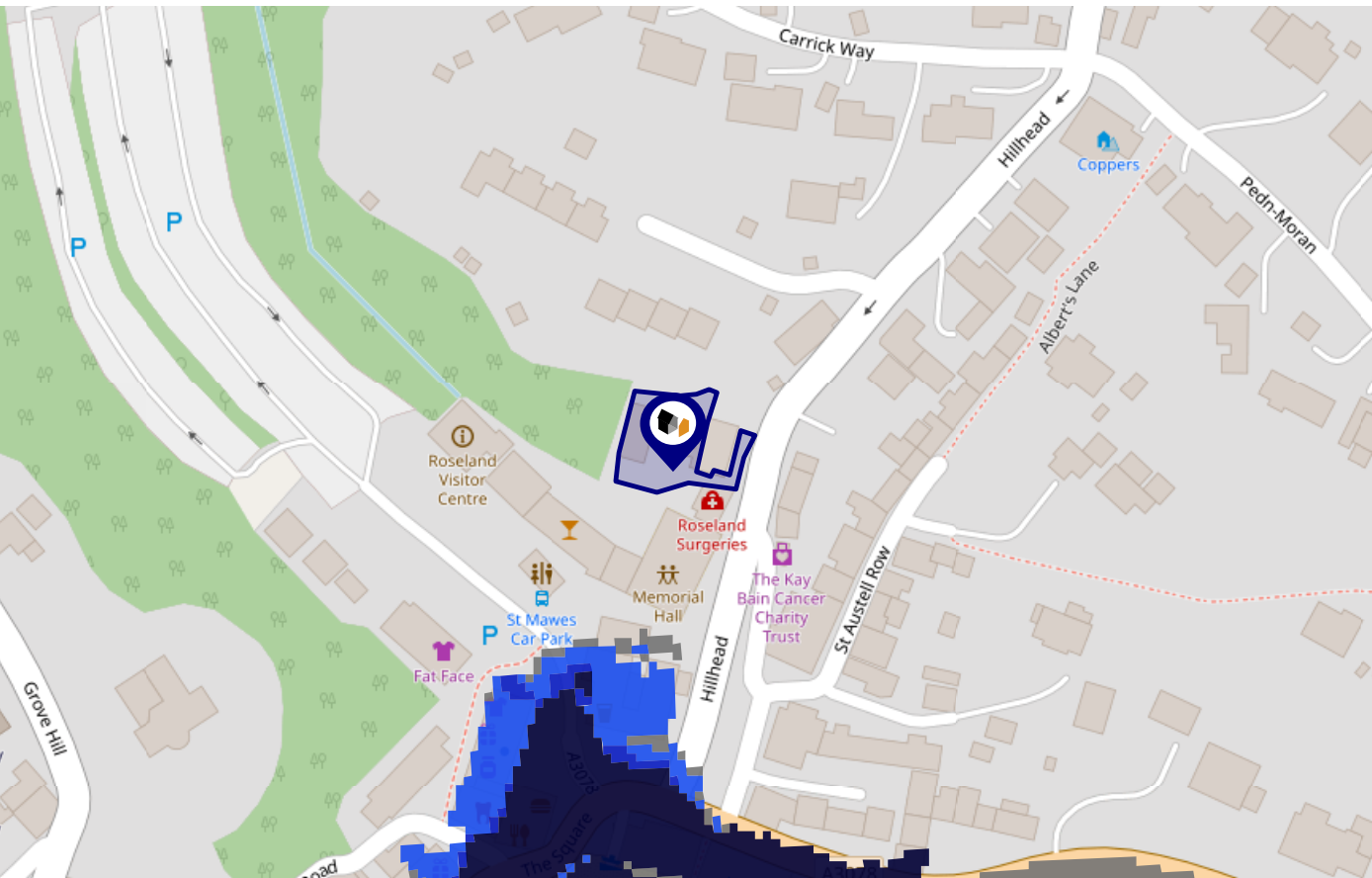
Chance of flooding to the following depths at this property:



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.

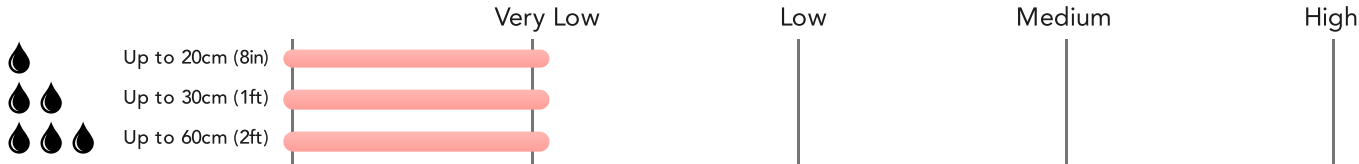


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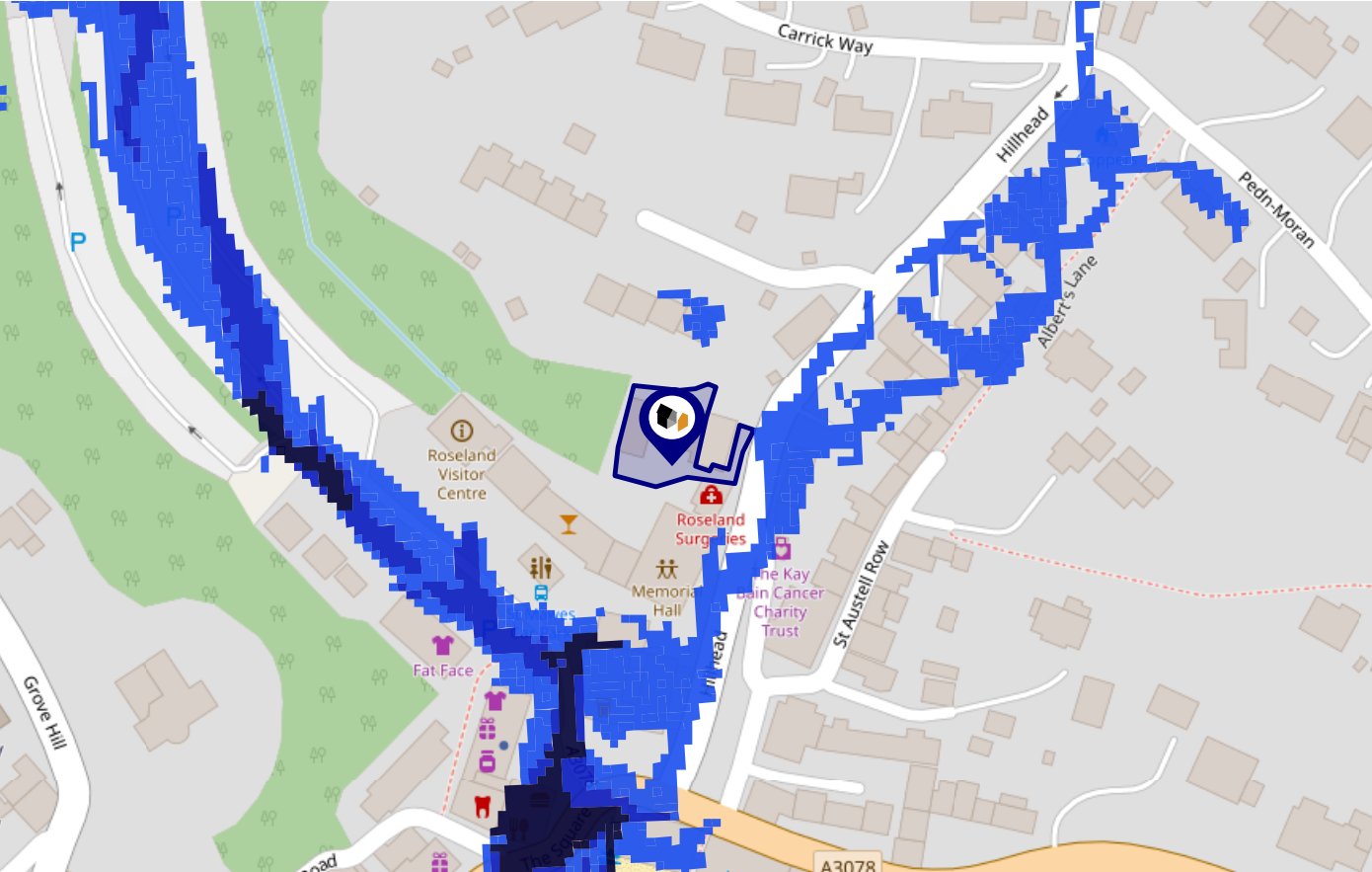
Chance of flooding to the following depths at this property:



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.

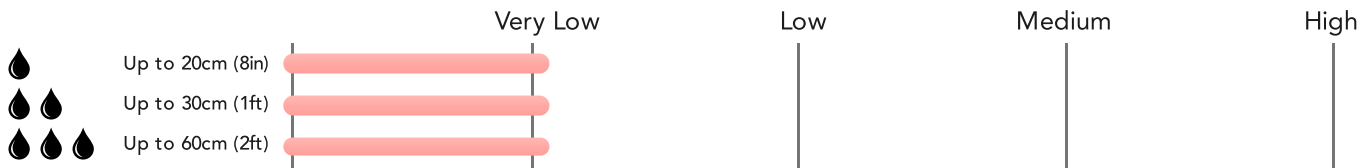


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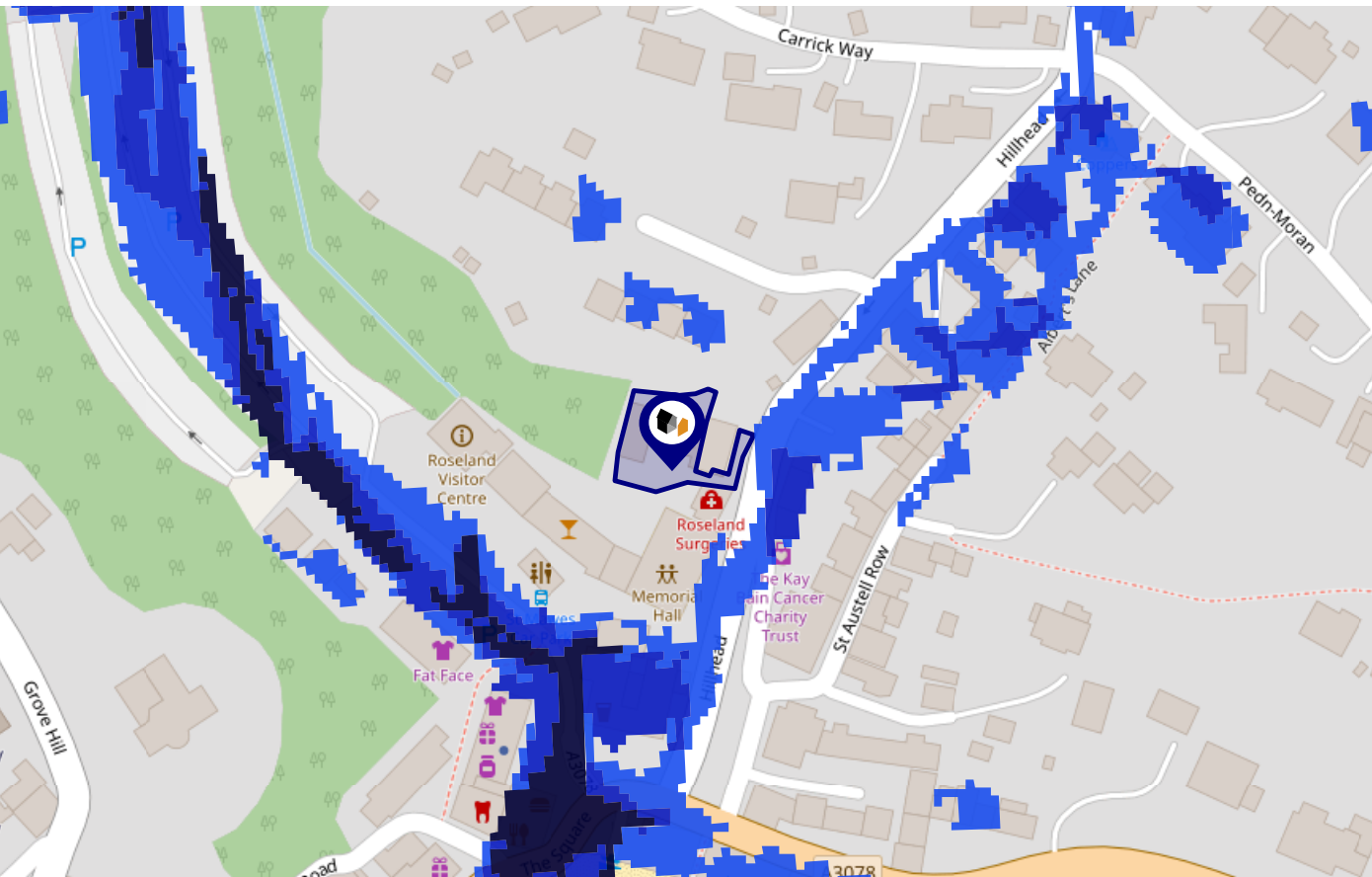
Chance of flooding to the following depths at this property:



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.

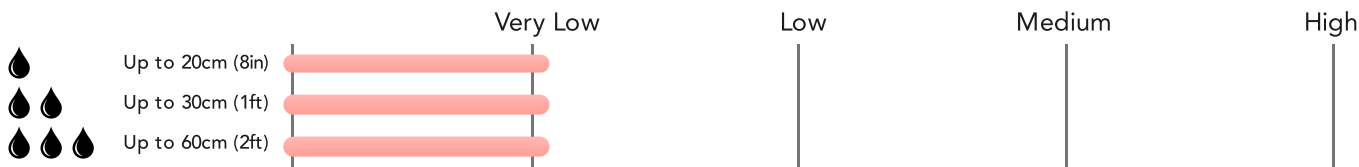


Risk Rating: Very low

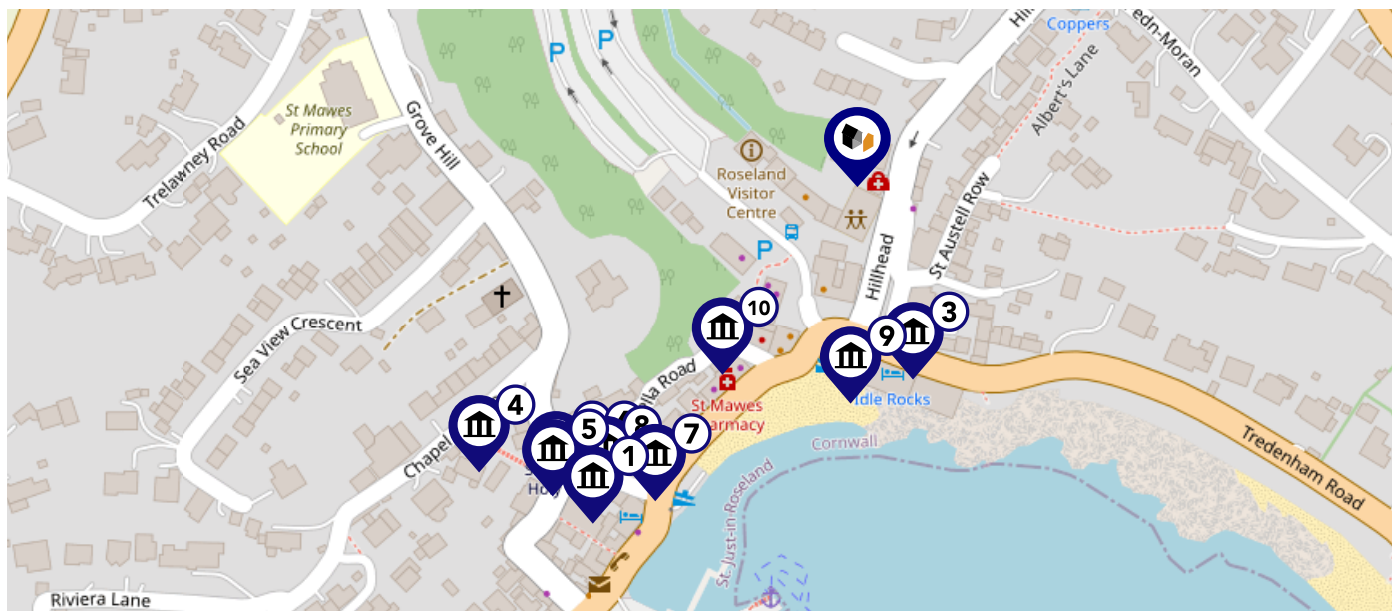
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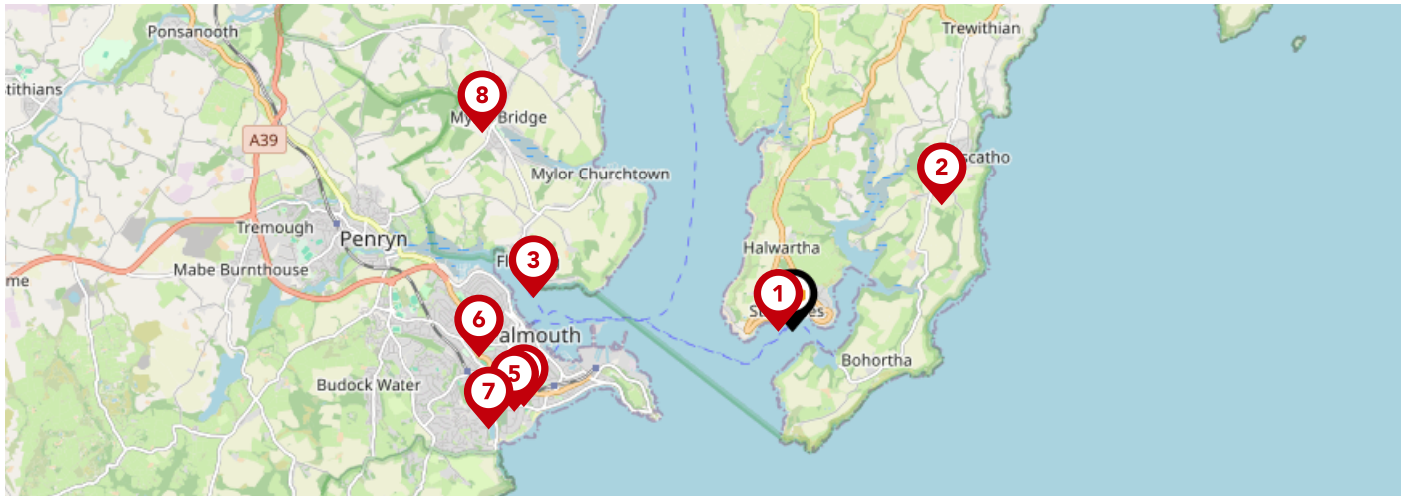
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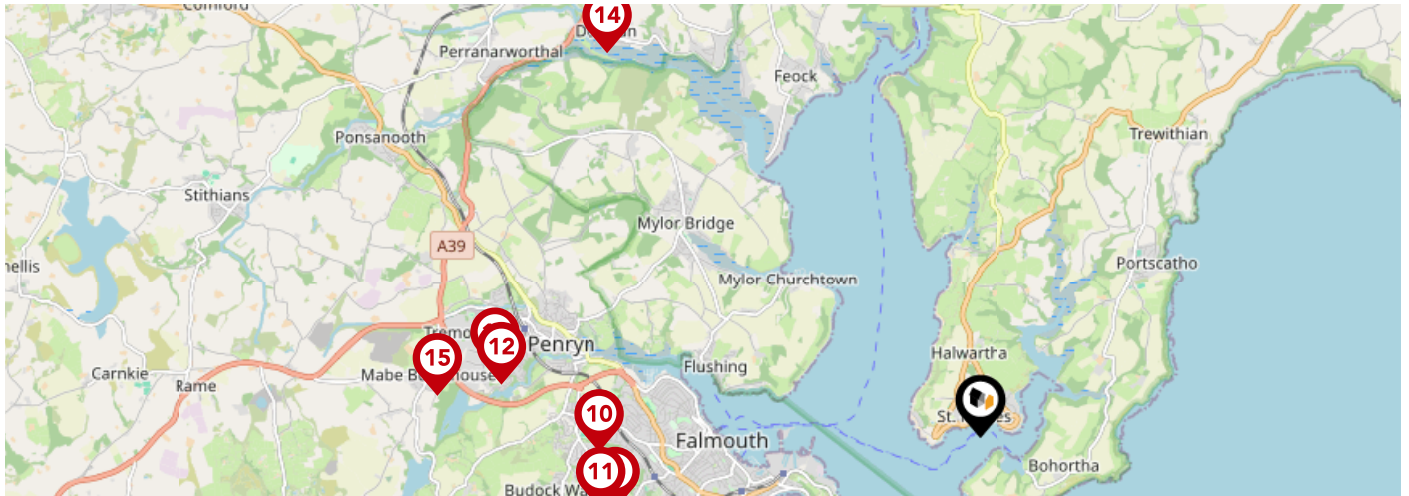
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1312618 - Victory Cottage	Grade II	0.1 miles
	1141002 - Well Of Saint Mawes Or Saint Mauditus	Grade II	0.1 miles
	1312649 - 8, The Square, Including Raised Pavement	Grade II	0.1 miles
	1140998 - Treblok	Grade II	0.1 miles
	1136576 - Holy Well Cottage	Grade II	0.1 miles
	1312617 - The Victory Bookshop	Grade II	0.1 miles
	1141003 - Harbour Cottage Les Ferris Sailing School Manor Cottage	Grade II	0.1 miles
	1328970 - The Victory Inn	Grade II	0.1 miles
	1140967 - 6 And 7, The Square	Grade II	0.1 miles
	1140997 - Bohella Cottage, Adjoining House, Garden Wall And Gate To South	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:0.14	☐	☒	☐	☐	☐
2	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:1.85	☐	☒	☐	☐	☐
3	Flushing School Ofsted Rating: Good Pupils: 78 Distance:2.48	☐	☒	☐	☐	☐
4	Falmouth University Ofsted Rating: Not Rated Pupils:0 Distance:2.65	☐	☐	☒	☐	☐
5	King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:2.76	☐	☒	☐	☐	☐
6	Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:2.99	☐	☒	☐	☐	☐
7	Marlborough School Ofsted Rating: Good Pupils: 212 Distance:3.05	☐	☒	☐	☐	☐
8	Mylor Community Primary School Ofsted Rating: Good Pupils: 144 Distance:3.49	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement Pupils: 187 Distance:3.54	☐	☒	☐	☐	☐
	Falmouth School Ofsted Rating: Requires improvement Pupils: 968 Distance:3.63	☐	☐	☒	☐	☐
	St Francis CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:3.67	☐	☒	☐	☐	☐
	Penryn College Ofsted Rating: Good Pupils: 1154 Distance:4.58	☐	☐	☒	☐	☐
	Penryn Primary Academy Ofsted Rating: Good Pupils: 345 Distance:4.66	☐	☒	☐	☐	☐
	Devoran School Ofsted Rating: Good Pupils: 201 Distance:5.08	☐	☒	☐	☐	☐
	Mabe Community Primary School Ofsted Rating: Requires improvement Pupils: 175 Distance:5.17	☐	☒	☐	☐	☐
	Mawnan CofE VA Primary School Ofsted Rating: Good Pupils: 141 Distance:5.26	☐	☒	☐	☐	☐

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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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Manor Office, The Square- St Mawes,
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