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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th August 2026



BOSWINGER, ST. AUSTELL, PL26

H Tiddy

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Property
Overview

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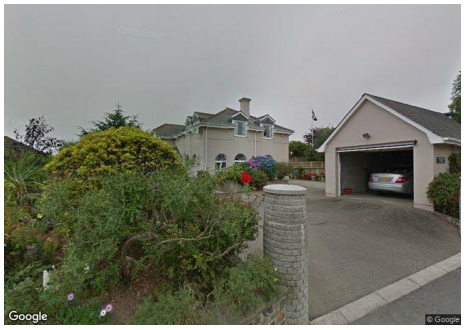





Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	2,540 ft^2 / 236 m^2		
Plot Area:	0.19 acres		
Council Tax :	Band F		
Annual Estimate:	£3,742		
Title Number:	CL394359		

Local Area

Local Authority: Cornwall

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

24 mb/s — **-** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Market

House Price Statistics

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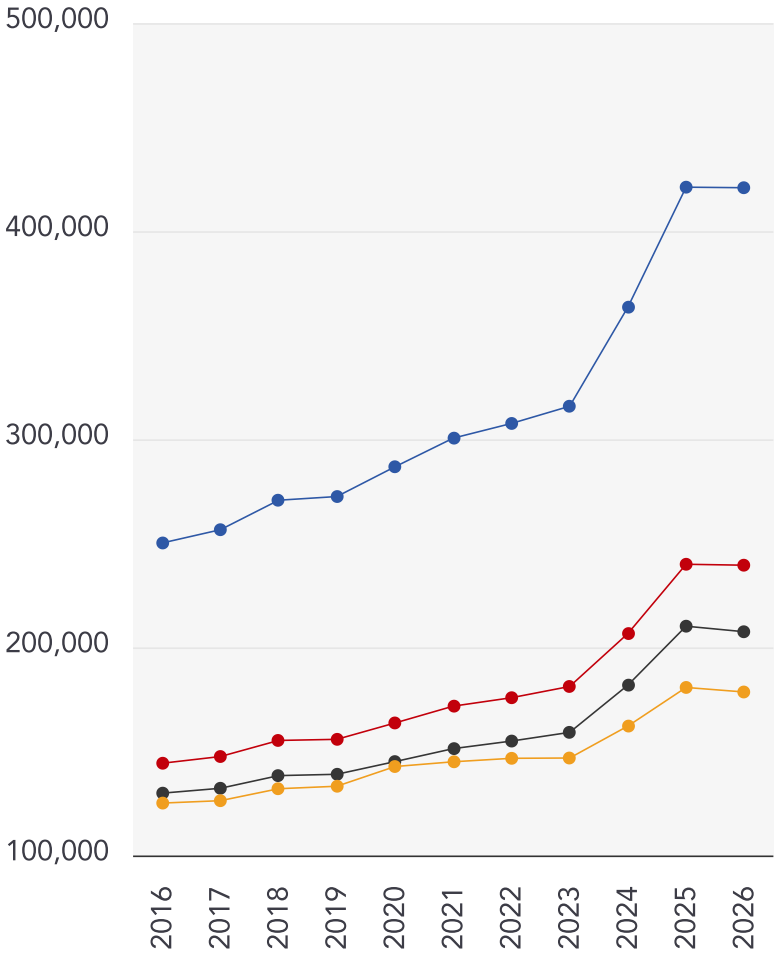
10 Year History of Average House Prices by Property Type in PL26



Detached

+68.24%

Semi-Detached

+65.93%

Terraced

+59.69%

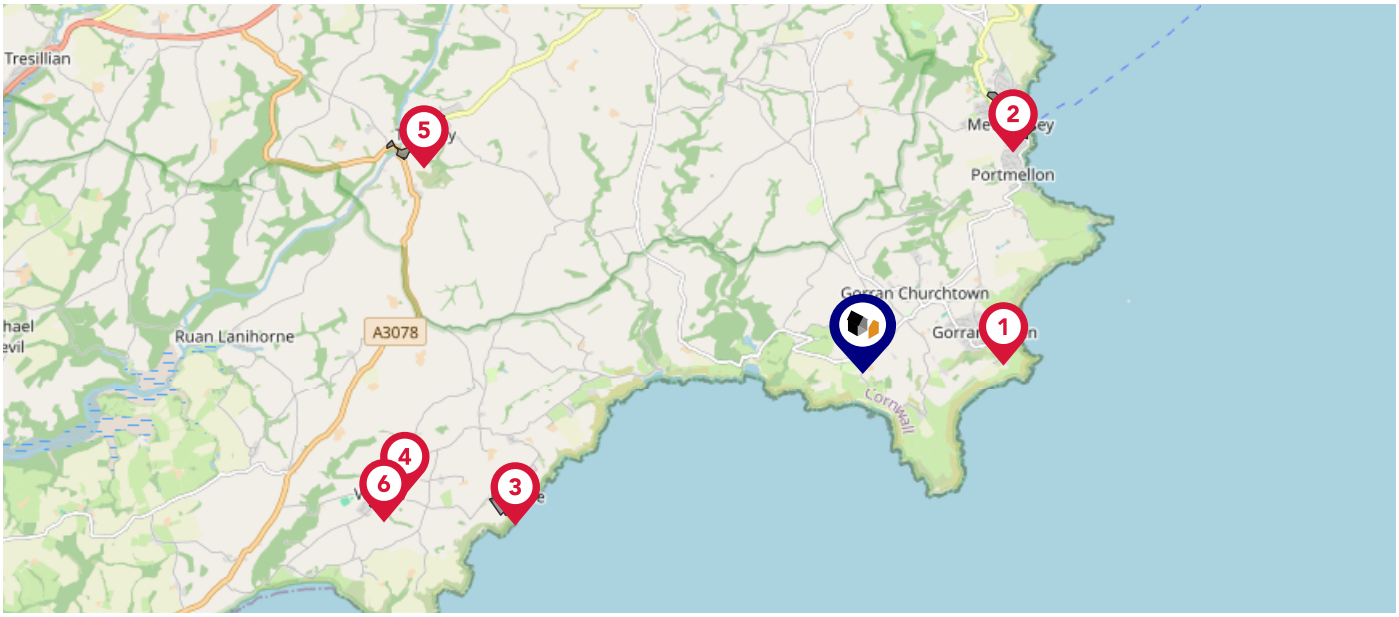
Flat

+42.64%

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.



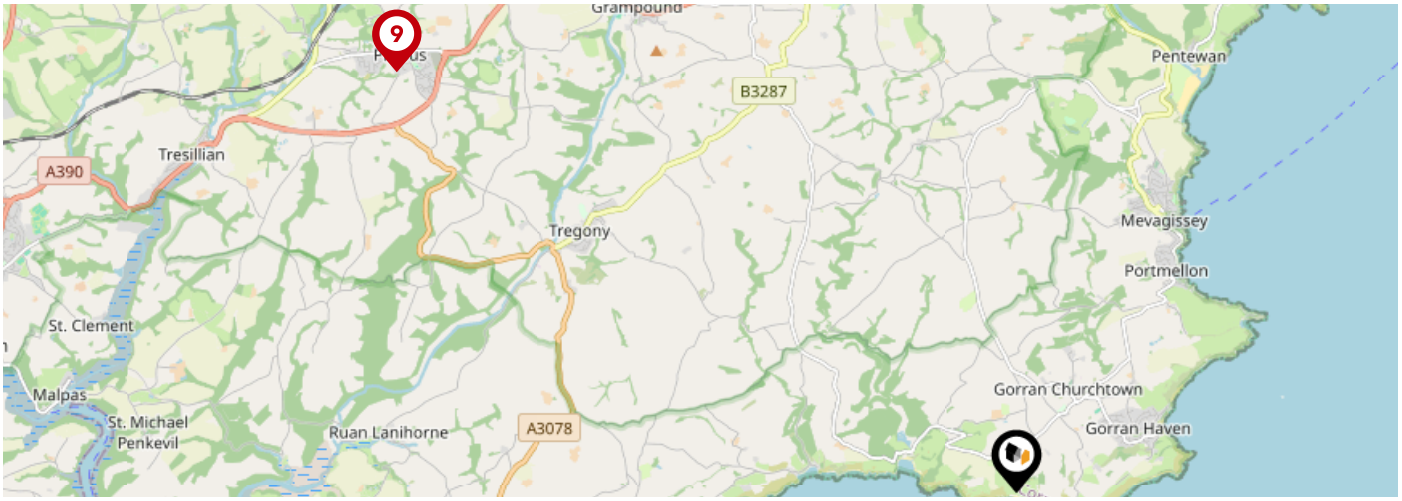
Nearby Conservation Areas	
1	Gorran Haven
2	Mevagissey
3	Portloe
4	Veryan Green
5	Tregony
6	Veryan

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Gorran School Ofsted Rating: Good | Pupils: 96 | Distance:0.67	☐	☑	☐	☐	☐
2	Mevagissey Community Primary School Ofsted Rating: Good | Pupils: 135 | Distance:3.12	☐	☑	☐	☐	☐
3	The Roseland Academy Ofsted Rating: Outstanding | Pupils: 654 | Distance:4.38	☐	☐	☑	☐	☐
4	Tregony Community Primary School Ofsted Rating: Good | Pupils: 193 | Distance:4.68	☐	☑	☐	☐	☐
5	Veryan CofE School Ofsted Rating: Good | Pupils: 41 | Distance:4.77	☐	☑	☐	☐	☐
6	Grampound-With-Creed CofE Primary School Ofsted Rating: Not Rated | Pupils: 57 | Distance:5.71	☐	☑	☐	☐	☐
7	St Mewan Community Primary School Ofsted Rating: Good | Pupils: 448 | Distance:6.64	☐	☑	☐	☐	☐
8	Pondhu Primary School Ofsted Rating: Good | Pupils: 167 | Distance:6.81	☐	☑	☐	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Probus Primary School** Ofsted Rating: Good | Pupils: 203 | Distance:7.1	☐	☑	☐	☐	☐
10	**Mount Charles School** Ofsted Rating: Good | Pupils: 367 | Distance:7.24	☐	☑	☐	☐	☐
11	**Restormel Academy** Ofsted Rating: Good | Pupils: 29 | Distance:7.3	☐	☐	☑	☐	☐
12	**Penrice Academy** Ofsted Rating: Outstanding | Pupils: 1426 | Distance:7.34	☐	☐	☑	☐	☐
13	**Grampound Road Village CofE School** Ofsted Rating: Good | Pupils: 107 | Distance:7.35	☐	☑	☐	☐	☐
14	**Poltair School** Ofsted Rating: Good | Pupils: 856 | Distance:7.5	☐	☐	☑	☐	☐
15	**Charlestown Primary School** Ofsted Rating: Good | Pupils: 410 | Distance:7.57	☐	☑	☐	☐	☐
16	**Sandy Hill Academy** Ofsted Rating: Outstanding | Pupils: 453 | Distance:7.62	☐	☑	☐	☐	☐

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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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Testimonials

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.

Powered by sprift
Know any property instantly

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail