



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 21st September 2026



COLLEGE CLOSE, PROBUS, TRURO, TR2

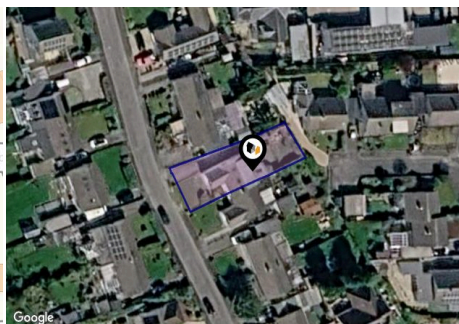
H Tiddy

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,216 ft ² / 113 m ²		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,303		
Title Number:	CL370752		

Local Area

Local Authority:	Cornwall
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

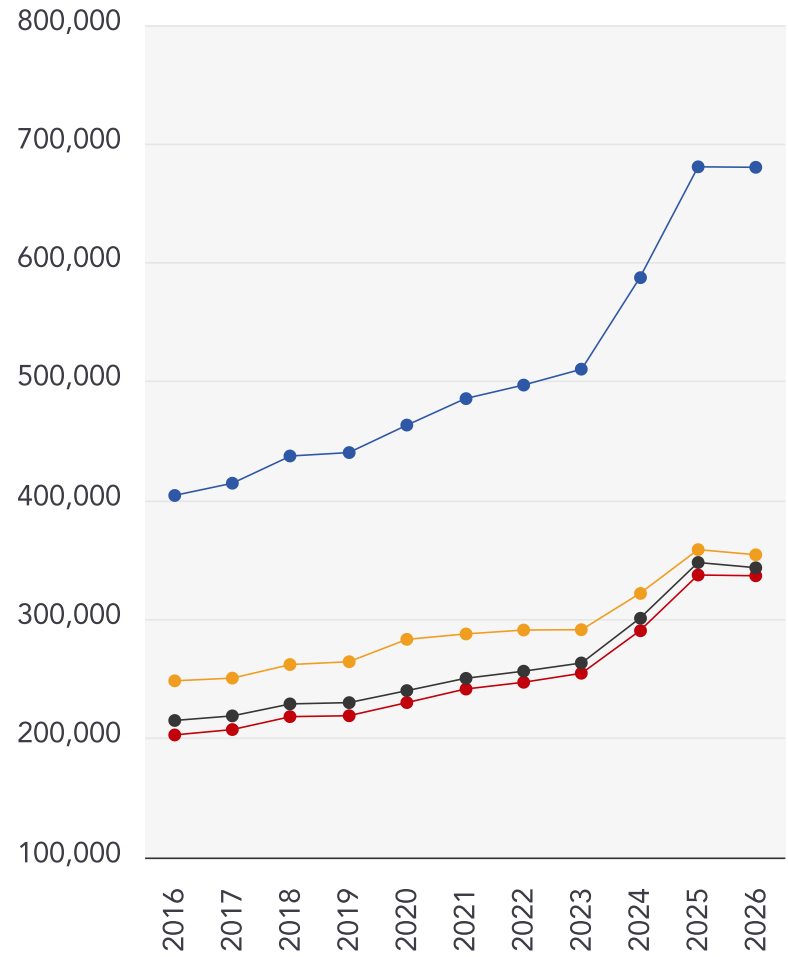


Market

House Price Statistics

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



Detached

+68.24%

Flat

+42.64%

Terraced

+59.69%

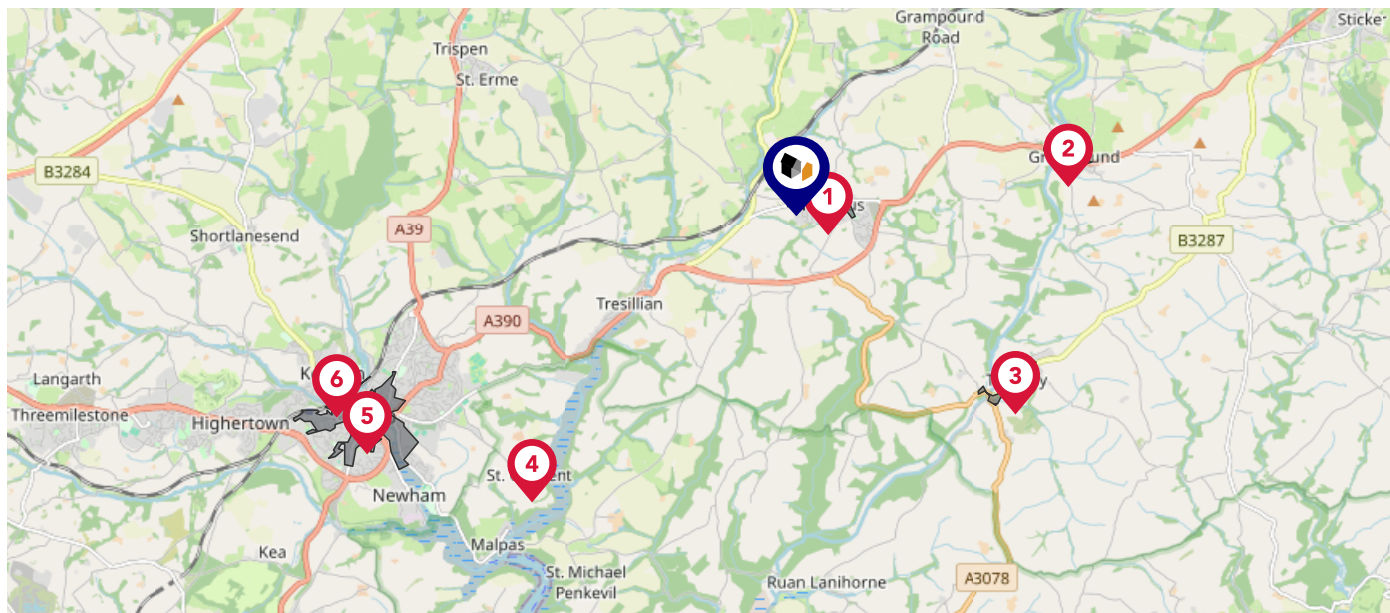
Semi-Detached

+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



Probus



Grampound



Tregony



St Clement

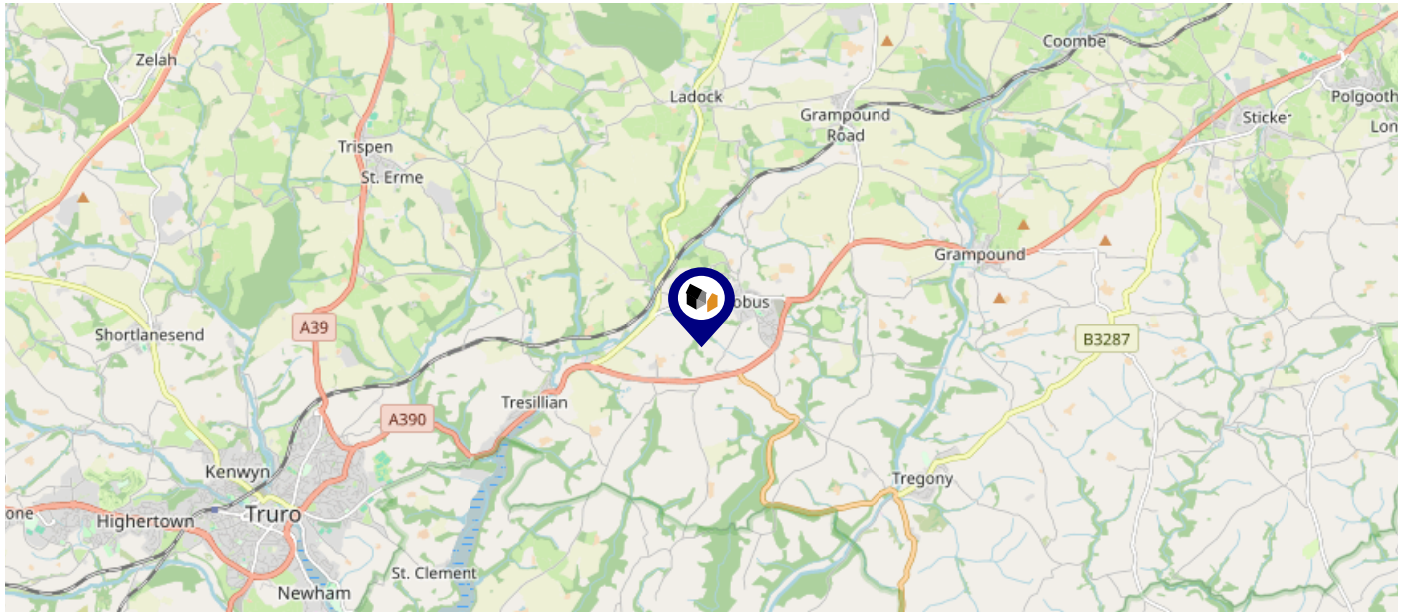


Truro



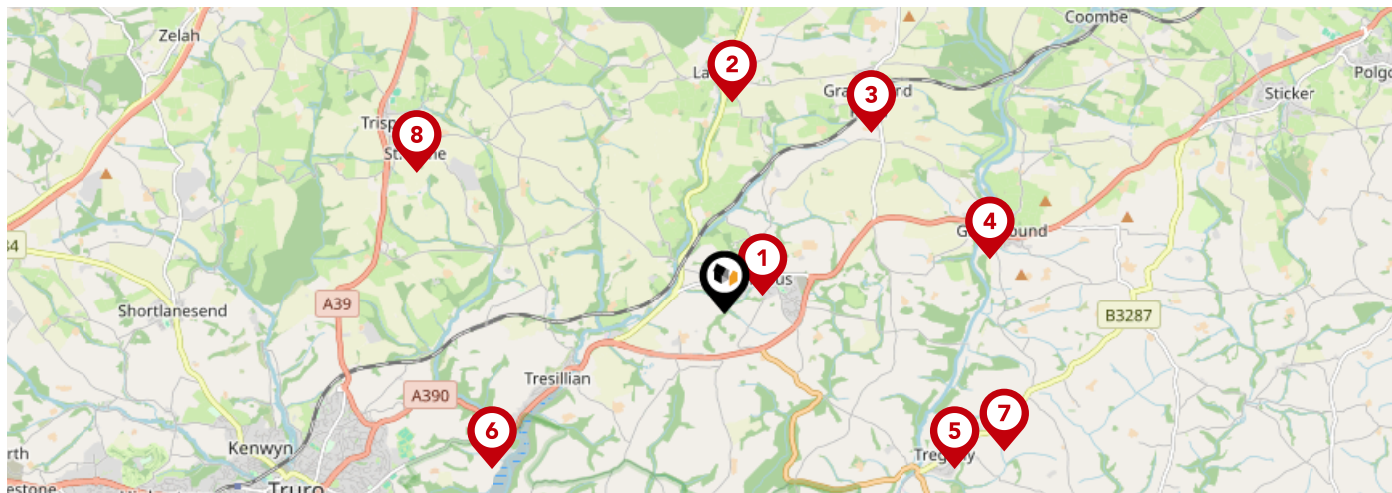
Truro, Kenwyn Road

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



Nearby Green Belt Land

No data available.



		Nursery	Primary	Secondary	College	Private
1	Probus Primary School Ofsted Rating: Good Pupils: 203 Distance:0.4	☐	☒	☐	☐	☐
2	Ladock C of E School Ofsted Rating: Good Pupils: 96 Distance:2	☐	☒	☐	☐	☐
3	Grampound Road Village CofE School Ofsted Rating: Good Pupils: 107 Distance:2.2	☐	☒	☐	☐	☐
4	Grampound-With-Creed CofE Primary School Ofsted Rating: Not Rated Pupils: 57 Distance:2.56	☐	☒	☐	☐	☐
5	Tregony Community Primary School Ofsted Rating: Good Pupils: 193 Distance:2.64	☐	☒	☐	☐	☐
6	Pencalenick School Ofsted Rating: Good Pupils: 195 Distance:2.65	☐	☐	☒	☐	☐
7	The Roseland Academy Ofsted Rating: Outstanding Pupils: 654 Distance:2.96	☐	☐	☒	☐	☐
8	St Erme with Trispen Community Primary School Ofsted Rating: Good Pupils: 139 Distance:3.2	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Polwhele House School Ofsted Rating: Not Rated Pupils: 104 Distance:3.42	☐	☐	☒	☐	☐
10	Penair School Ofsted Rating: Good Pupils: 1186 Distance:3.54	☐	☐	☒	☐	☐
11	Tregolls Academy Ofsted Rating: Special Measures Pupils: 265 Distance:3.84	☐	☒	☐	☐	☐
12	Archbishop Benson CofE Primary School Ofsted Rating: Good Pupils: 425 Distance:4.16	☐	☒	☐	☐	☐
13	Truro School Ofsted Rating: Not Rated Pupils: 837 Distance:4.25	☐	☐	☒	☐	☐
14	Brannel School Ofsted Rating: Good Pupils: 928 Distance:4.42	☐	☐	☒	☐	☐
15	Truro Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:4.61	☒	☐	☐	☐	☐
16	St Mary's CofE School, Truro Ofsted Rating: Outstanding Pupils: 209 Distance:4.61	☐	☒	☐	☐	☐



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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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