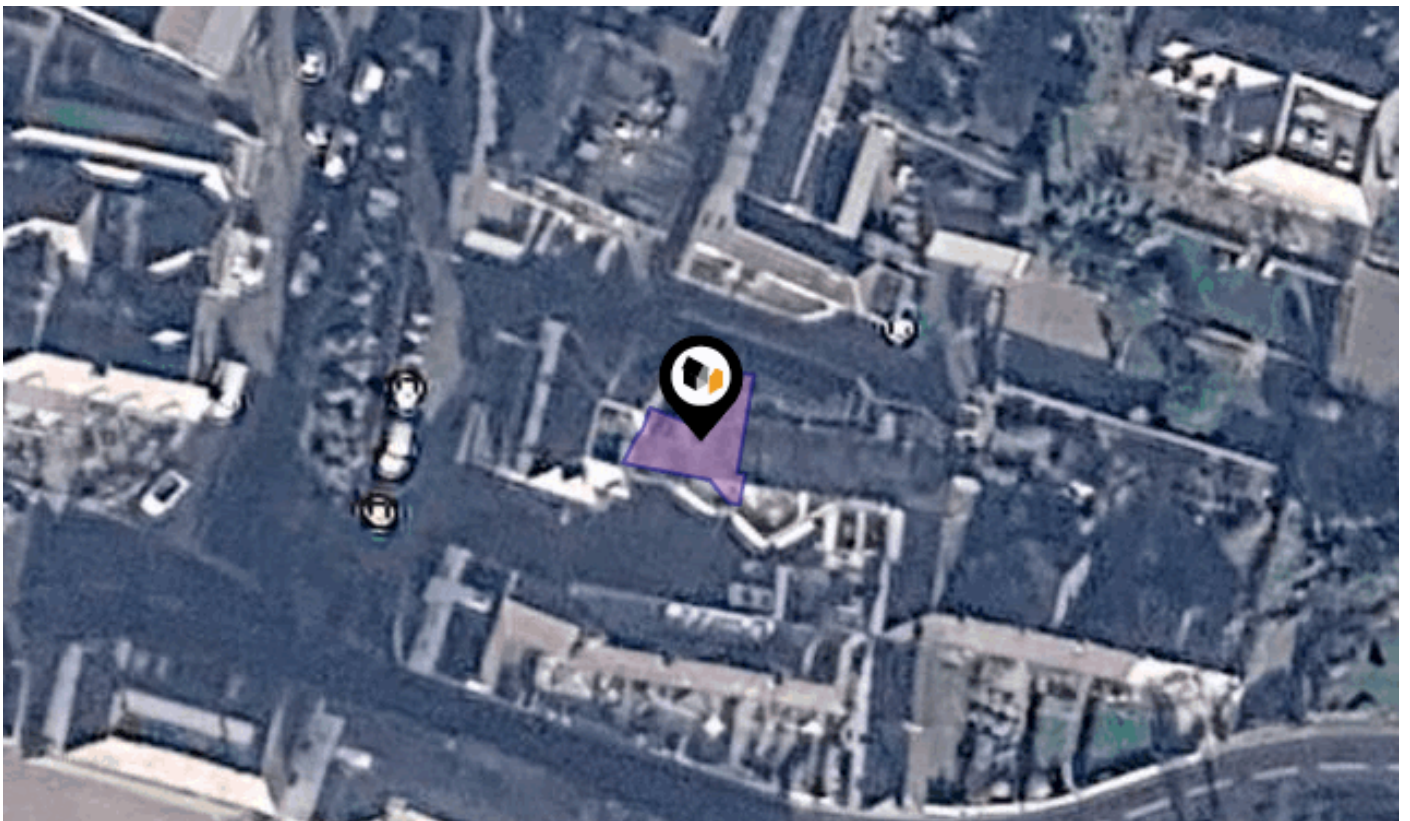




## **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 30th June 2026**



### **THE SQUARE, ST. MAWES, TRURO, TR2**

#### **H Tiddy**

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

01326270212

harriette@htiddy.co.uk

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





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£3,167		
<b>Title Number:</b>	CL132199		

## Local Area

<b>Local Authority:</b>	Cornwall	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	St Mawes	<b>18</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s
<b>Flood Risk:</b>				
● Rivers & Seas	Very low			
● Surface Water	Very low			

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



**Satellite/Fibre TV Availability:**



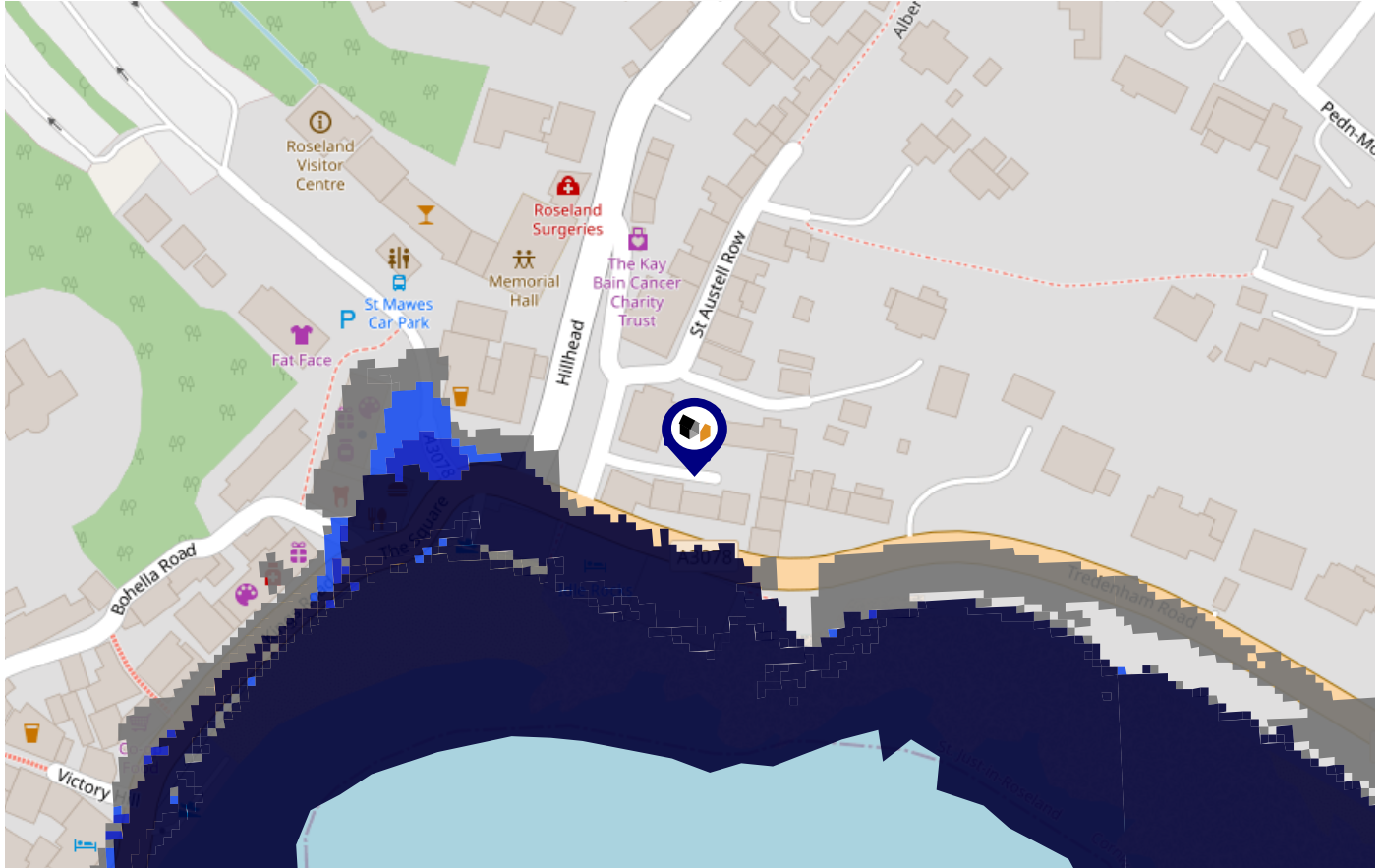
Planning records for: *The Square, St. Mawes, Truro, TR2*

<b>Reference - PA15/09625</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th December 2015
<b>Description:</b> Replacement of an existing 1st floor Juliet balcony with a balcony and two french doors (Amended design)
<b>Reference - PA21/03458</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th May 2021
<b>Description:</b> Small extension to the rear of the property and addition of solar panels to existing flat roof
<b>Reference - PA23/00346</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd March 2023
<b>Description:</b> Proposal to remove the cement tile-clad timber framed ground and 1st floor facade and construct 2 storey extension to rear of property.
<b>Reference - PA14/10058</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th October 2014
<b>Description:</b> Proposed increase width of existing external first floor door and juliet balcony

# 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.

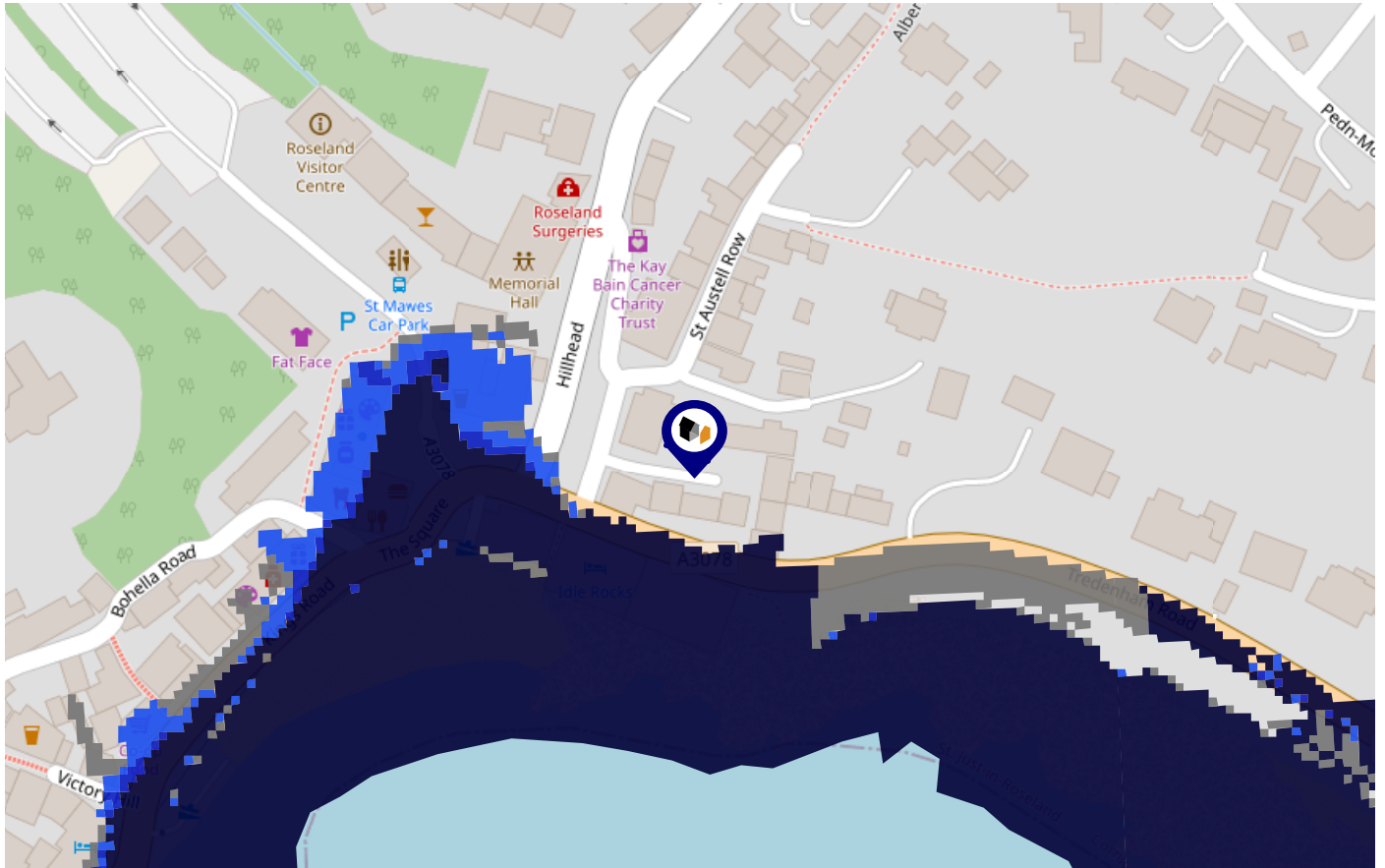
Chance of flooding to the following depths at this property:



# 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.



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.
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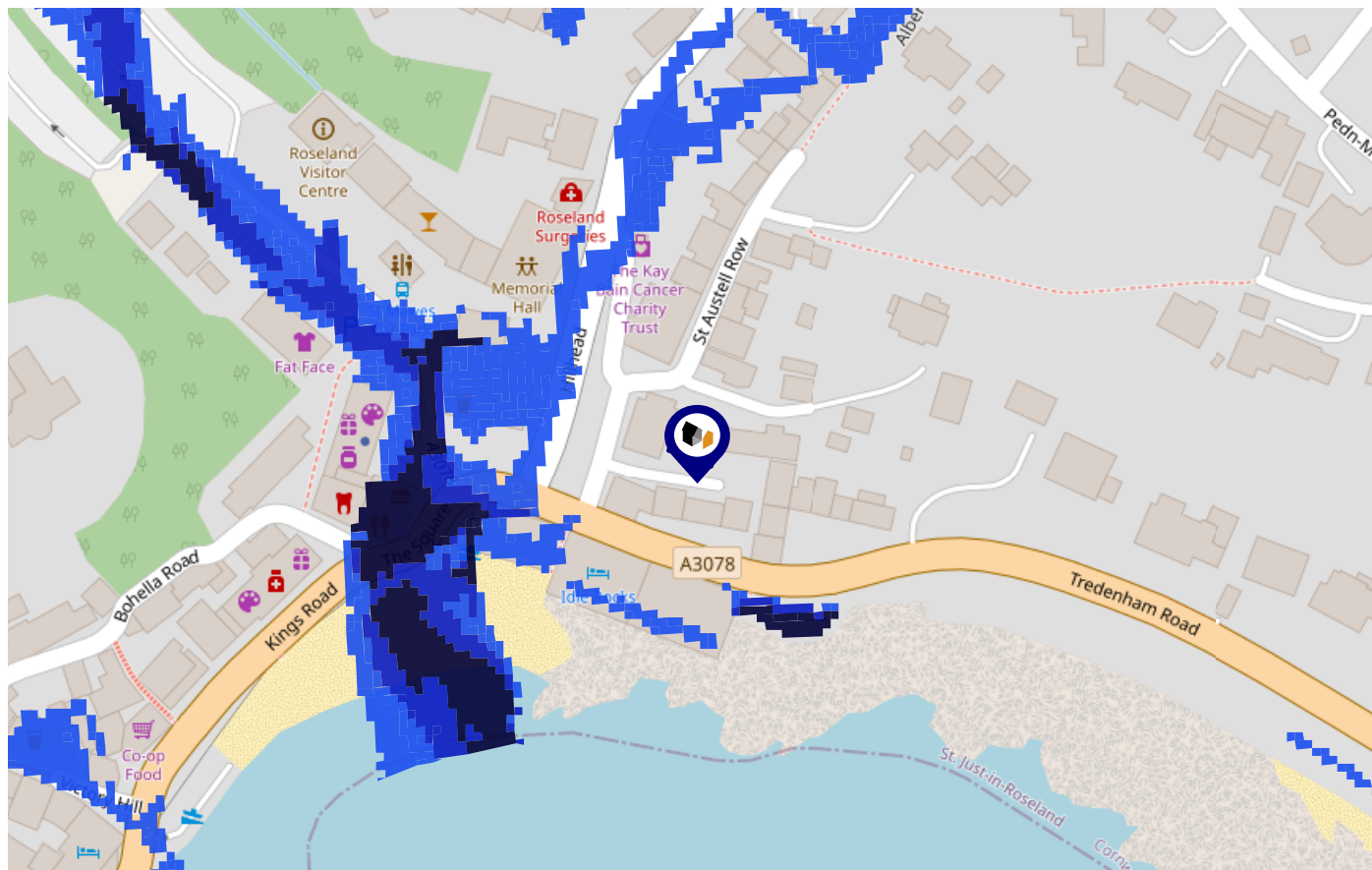
Chance of flooding to the following depths at this property:



# 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.

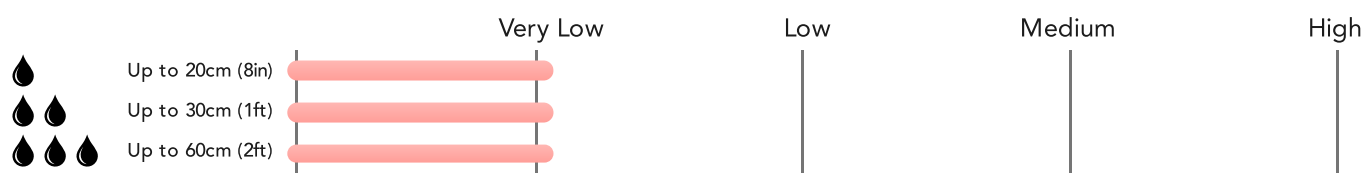


Risk Rating: Very low

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.
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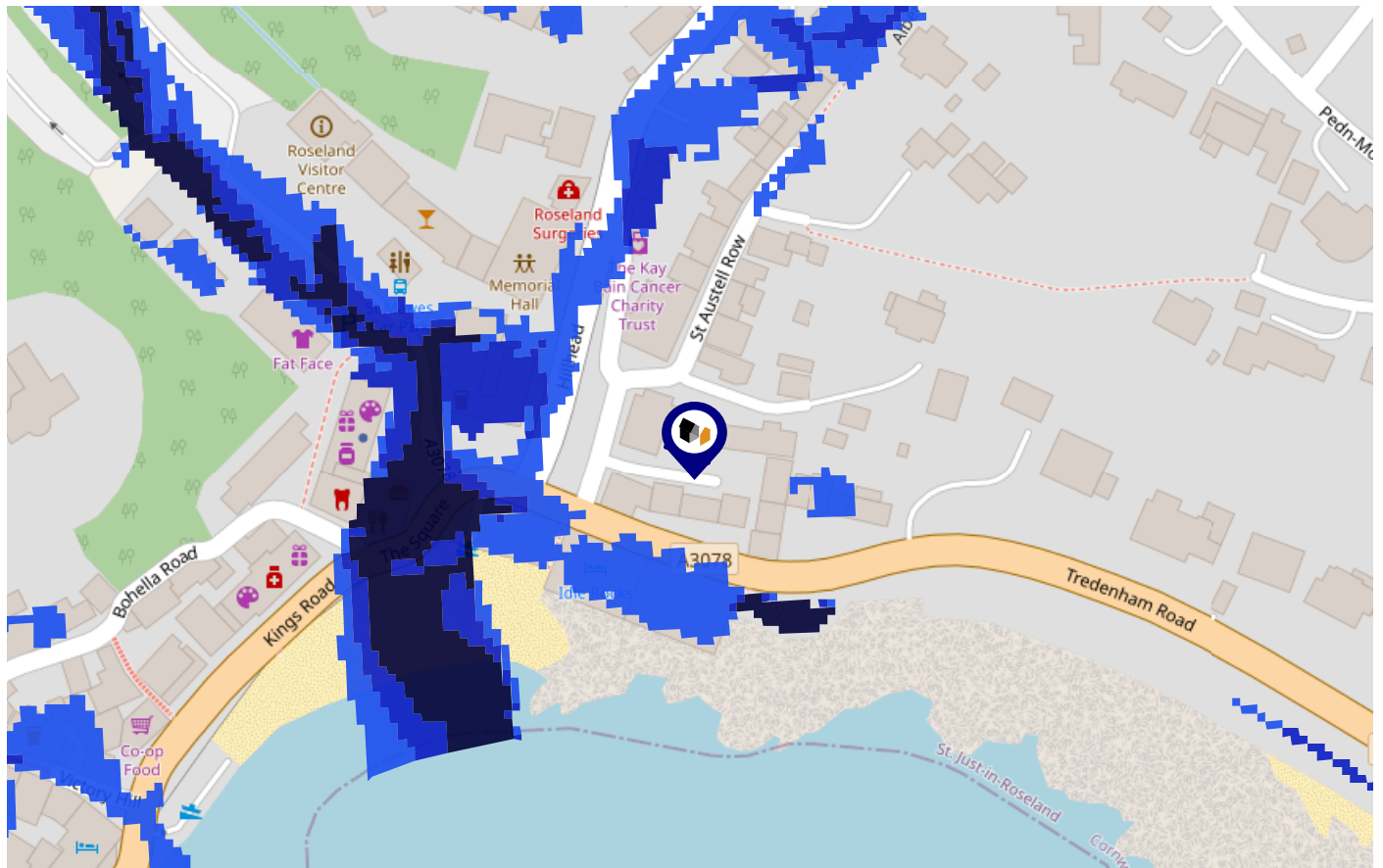
Chance of flooding to the following depths at this property:



# 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**

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.
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Chance of flooding to the following depths at this property:





## 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 keep transactions on track.

## 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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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of H Tiddy or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by H Tiddy and therefore no warranties can be given as to their good working order.

# 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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