



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 02nd April 2026



FRESHWATER LANE, 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:	5		
Floor Area:	4,190 ft ² / 389 m ²		
Plot Area:	0.44 acres		
Year Built :	1980's		
Council Tax :	Band G		
Annual Estimate:	£4,100		
Title Number:	CL16782		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *Freshwater Lane, St. Mawes, Truro, TR2*

Reference - PA18/03793
Decision: Decided
Date: 30th April 2018
Description: Proposed first floor extension to include access out onto the remaining terrace area and internal alterations
Reference - PA22/08289
Decision: Decided
Date: 09th September 2022
Description: Proposed Upgrading of Home Workshop to Gym / Playroom and Associated Works
Reference - PA16/04171
Decision: Decided
Date: 06th May 2016
Description: Proposed Extensions and Alteration Works including terraced area
Reference - PA16/09542
Decision: Decided
Date: 11th October 2016
Description: Submission of details to discharge of Condition 3 in respect of application PA16/04171 - Proposed Extensions and Alteration Works including terraced area

Planning History This Address

Planning records for: *Freshwater Lane, St. Mawes, Truro, TR2*

Reference - PA23/05266	
Decision:	Decided
Date:	27th June 2023
Description:	Non-material amendment in relation to decision notice PA22/02083 dated 11/04/2022 for change to the size and orientation of a single window on the SW elevation - the opening is fixed and obscured

Reference - PA22/02083	
Decision:	Decided
Date:	04th March 2022
Description:	Proposed first floor extension and external canopy.

Freshwater Lane, St. Mawes, TR2

Energy rating

C

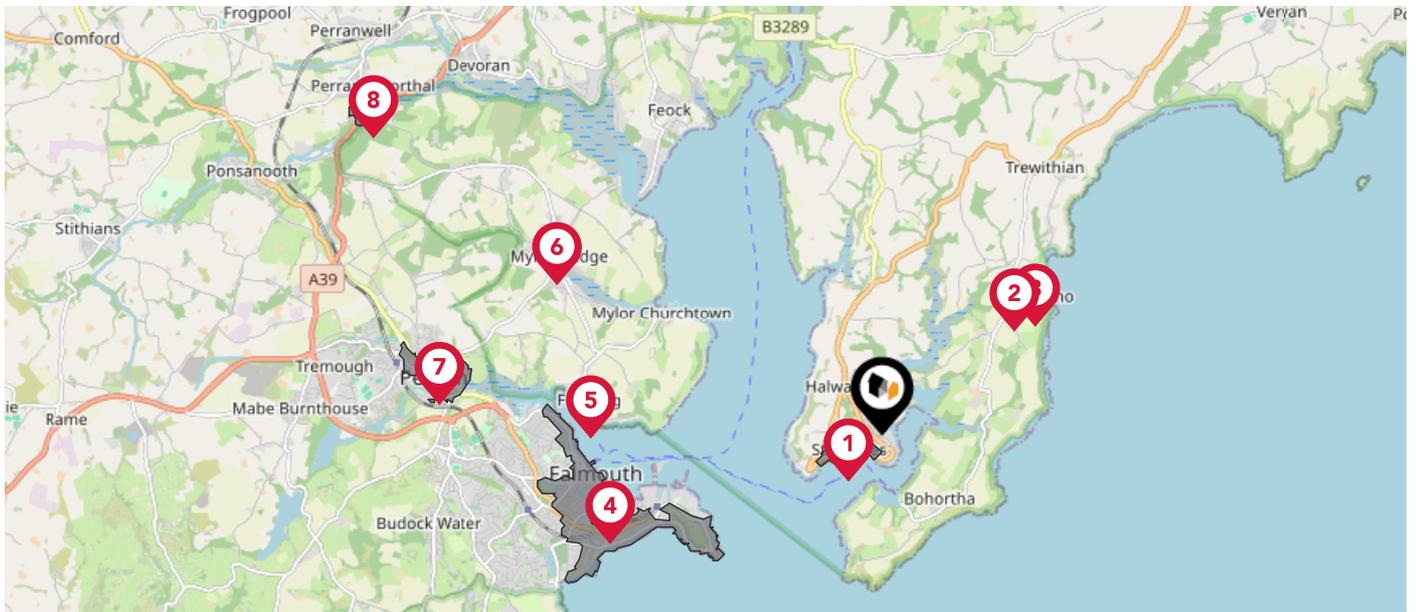
Valid until 19.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	238 m ²

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

-  St Mawes

-  Gerrans

-  Portscatho

-  Falmouth

-  Flushing

-  Mylor Bridge

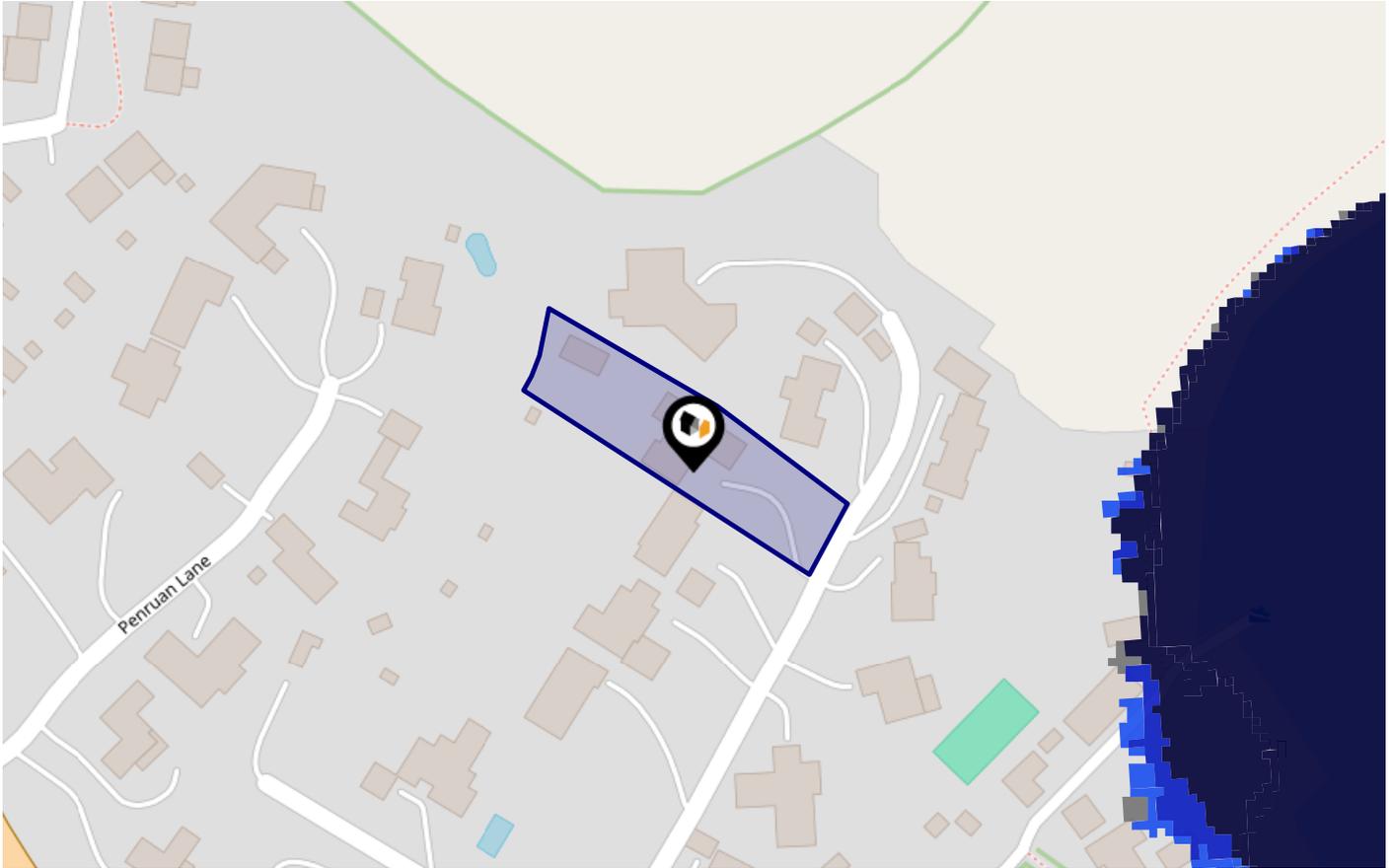
-  Penryn

-  Perranarworthal

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.

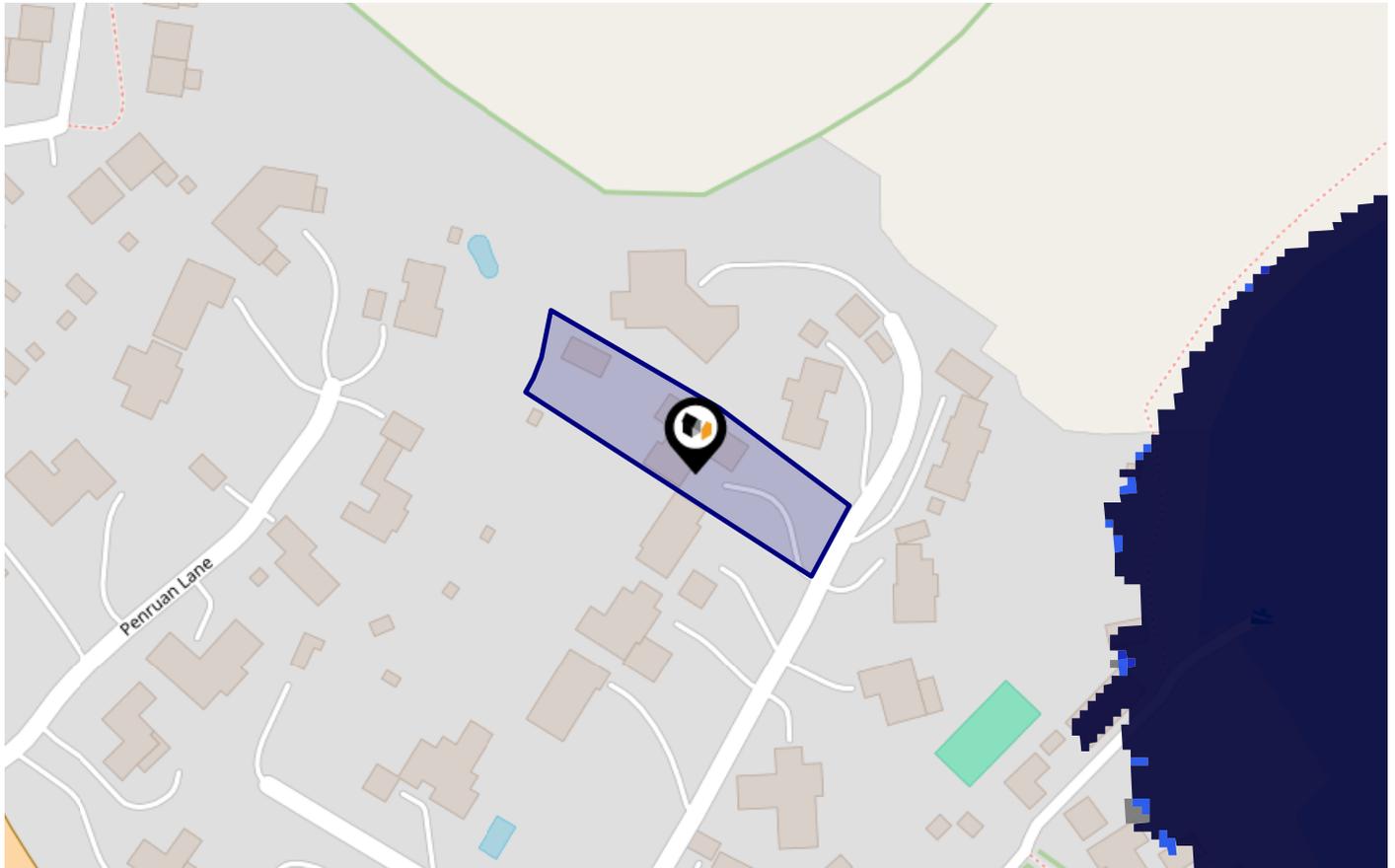
Chance of flooding to the following depths at this property:



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**

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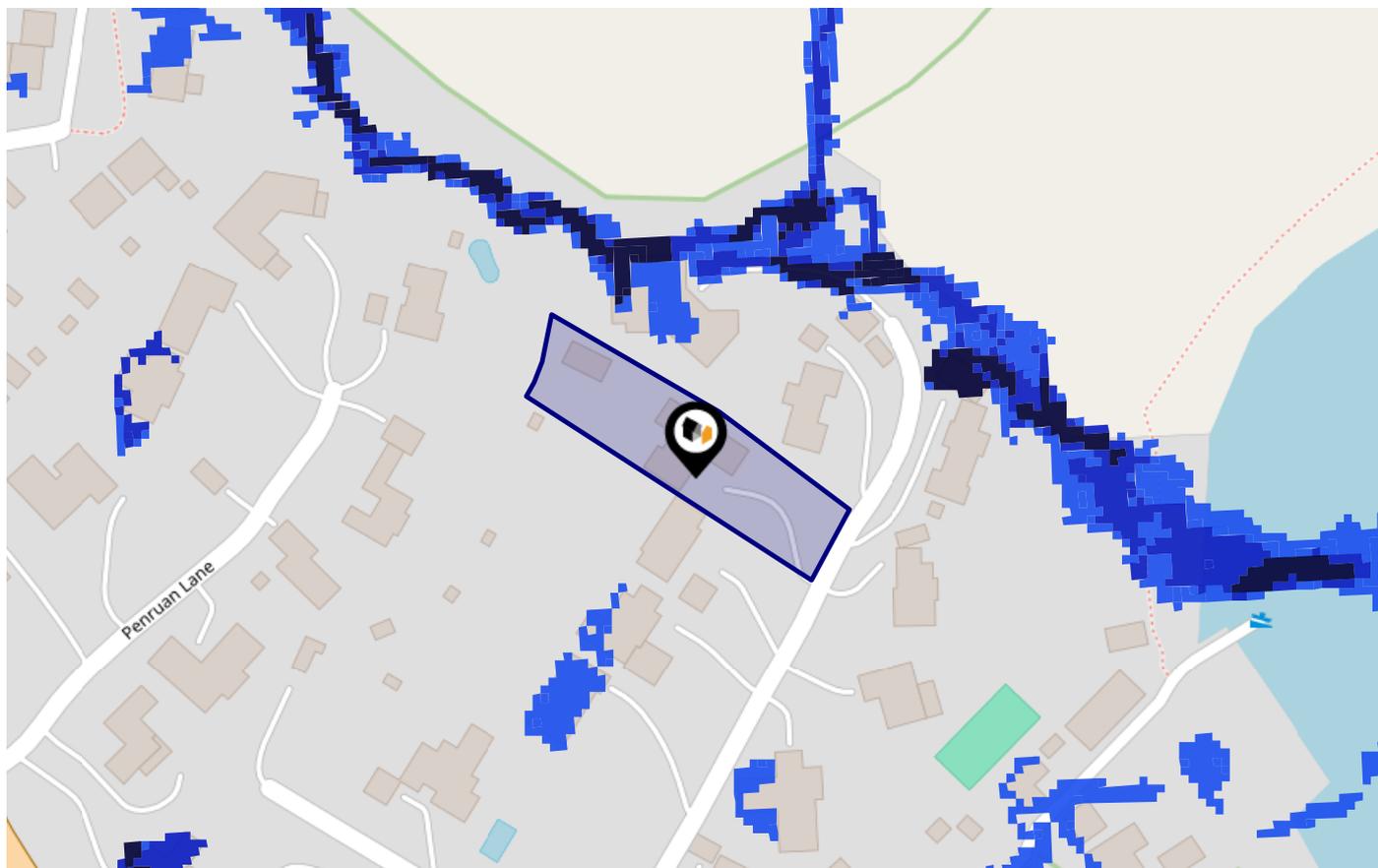
Chance of flooding to the following depths at this property:



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.

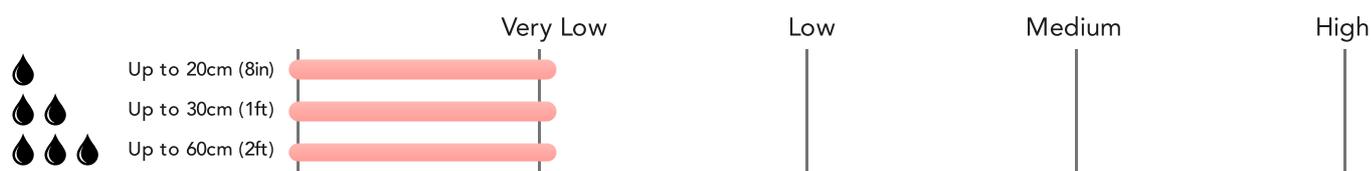


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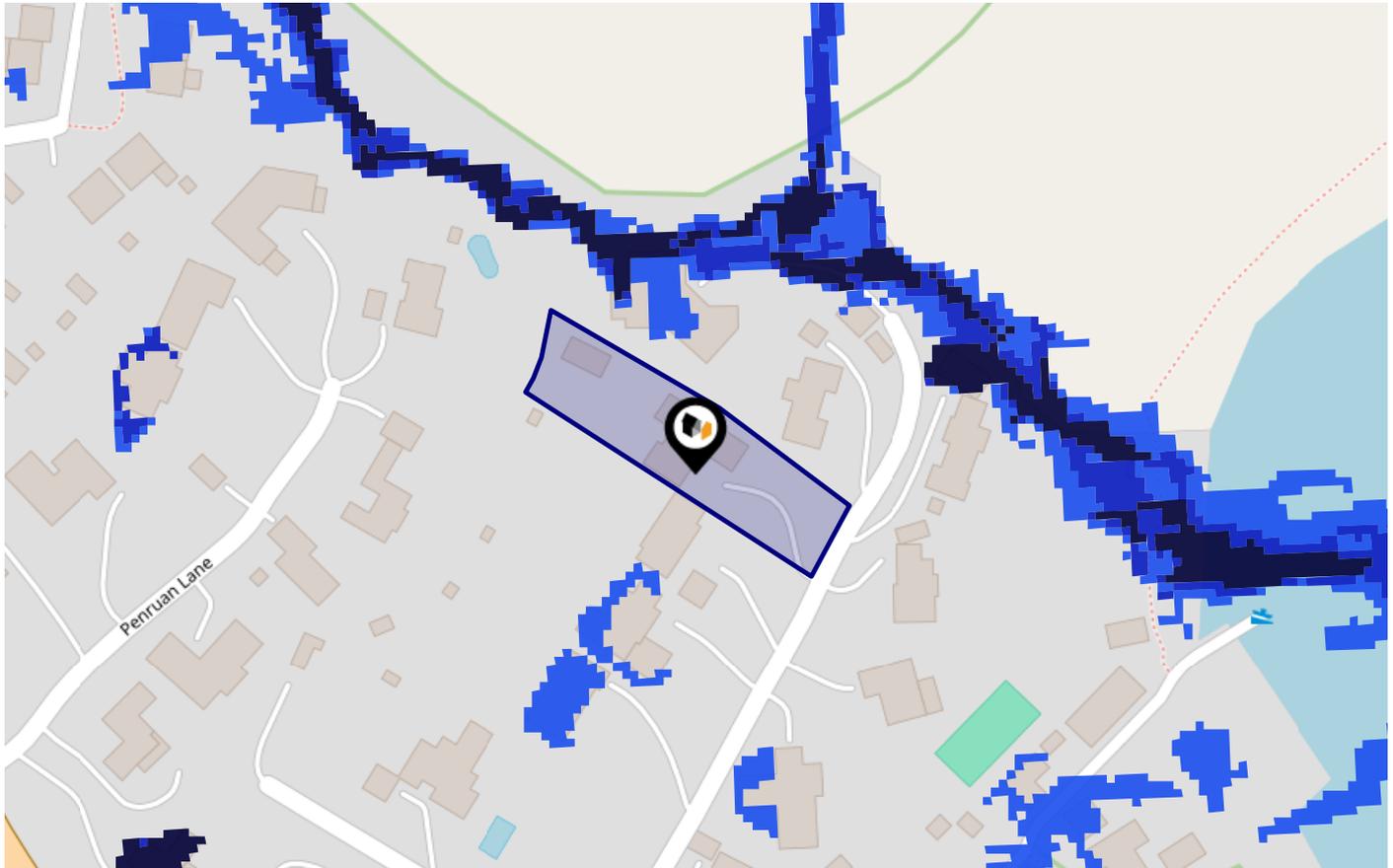
Chance of flooding to the following depths at this property:



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**

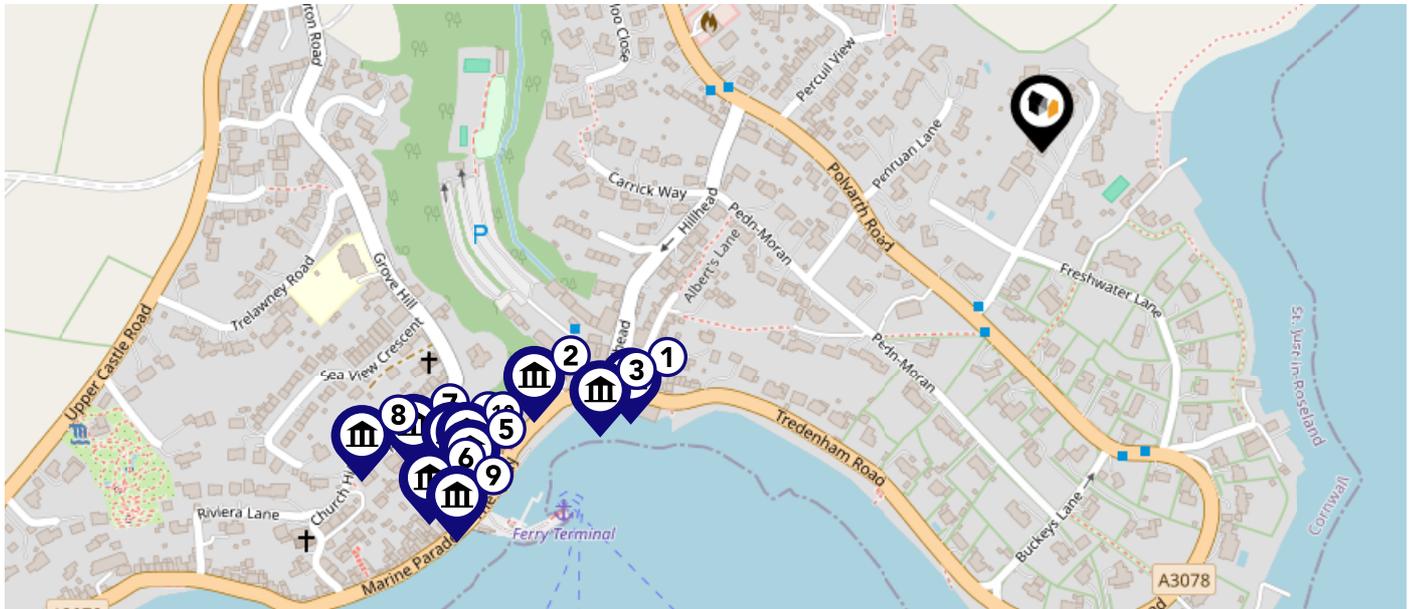
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Chance of flooding to the following depths at this property:



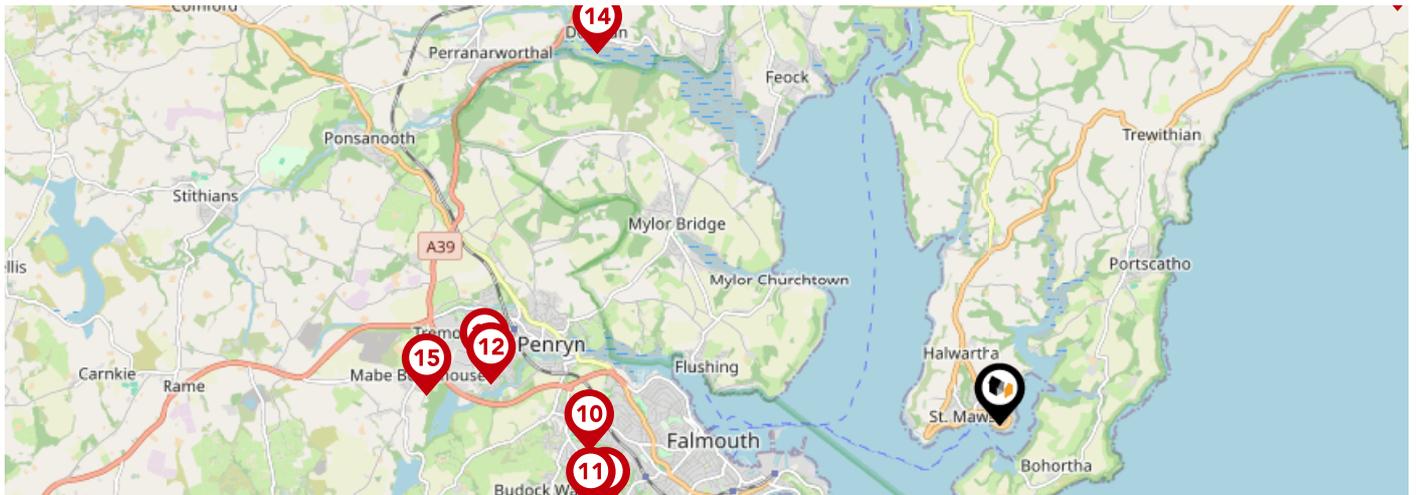
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1312649 - 8, The Square, Including Raised Pavement	Grade II	0.3 miles
 1140997 - Bohella Cottage, Adjoining House, Garden Wall And Gate To South	Grade II	0.3 miles
 1140967 - 6 And 7, The Square	Grade II	0.3 miles
 1141002 - Well Of Saint Mawes Or Saint Mauditus	Grade II	0.4 miles
 1312618 - Victory Cottage	Grade II	0.4 miles
 1328943 - 7, Commercial Road	Grade II	0.4 miles
 1140998 - Treblok	Grade II	0.4 miles
 1328941 - 22, Chapel Terrace	Grade II	0.4 miles
 1312719 - Cobblers The Tiddler	Grade II	0.4 miles
 1312617 - The Victory Bookshop	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Flushing School Ofsted Rating: Good Pupils: 78 Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Falmouth University Ofsted Rating: Not Rated Pupils:0 Distance:2.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Marlborough School Ofsted Rating: Good Pupils: 212 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mylor Community Primary School Ofsted Rating: Good Pupils: 144 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement Pupils: 187 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Falmouth School Ofsted Rating: Requires improvement Pupils: 968 Distance:3.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Francis CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penryn College Ofsted Rating: Good Pupils: 1154 Distance:4.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penryn Primary Academy Ofsted Rating: Good Pupils: 345 Distance:4.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devoran School Ofsted Rating: Good Pupils: 201 Distance:5.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mabe Community Primary School Ofsted Rating: Requires improvement Pupils: 175 Distance:5.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Veryan CofE School Ofsted Rating: Good Pupils: 41 Distance:5.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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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H Tiddy

Manor Office, The Square- St Mawes,
Truro, Cornwall, TR2 5AG
01326270212
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<https://www.htiddy.co.uk/>

