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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th September 2026



POLVARTH ROAD, ST. MAWES, TRURO, TR2

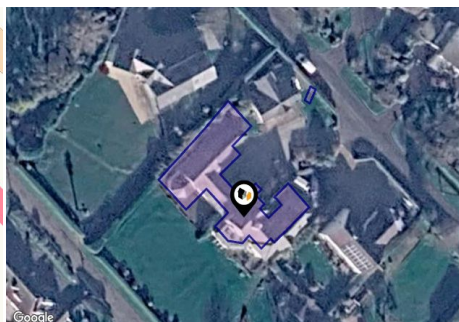
H Tiddy

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Property

Type:	Terraced
Bedrooms:	3
Plot Area:	0.13 acres
Council Tax :	Band F
Annual Estimate:	£3,742
Title Number:	CL180527

Tenure: Leasehold

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)

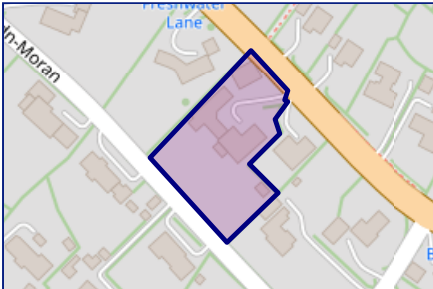


Satellite/Fibre TV Availability:



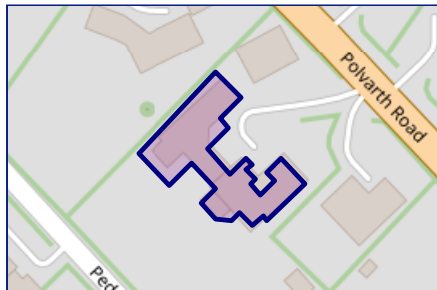
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



CL297837

Leasehold Title Plan



CL180527

Start Date: 14/07/1988
End Date: 24/06/2986
Lease Term: 999 years from 24 June 1987
Term: 960 years
Remaining:

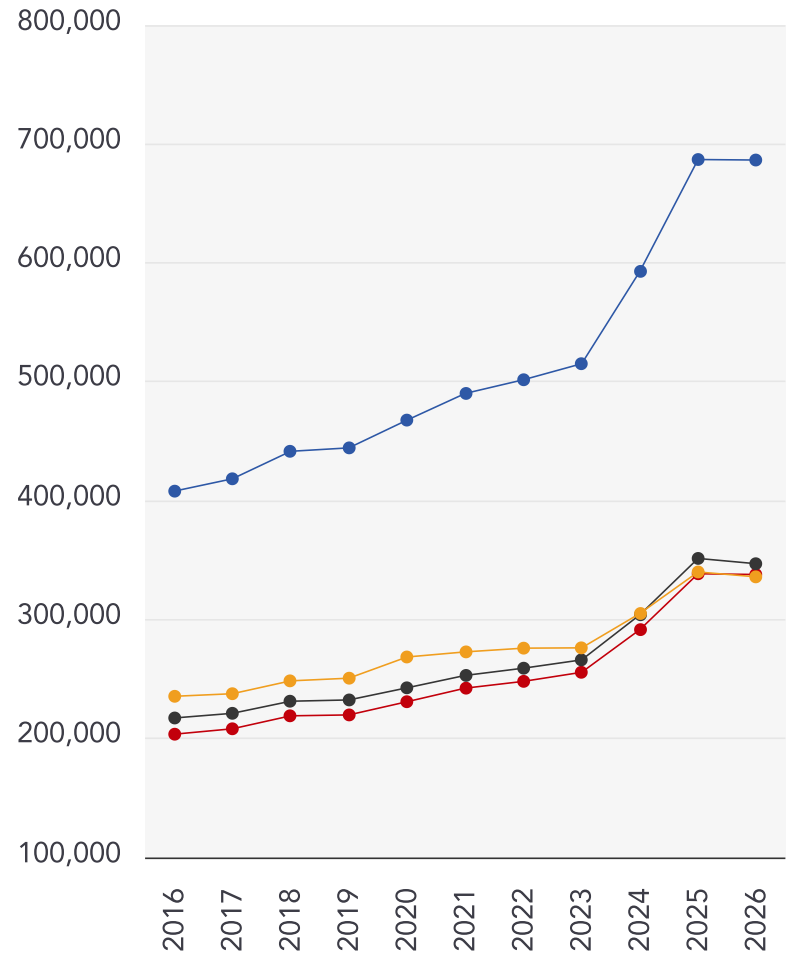
Start Date: 18/03/1996
End Date: 24/06/2986
Lease Term: 999 years from 24 June 1987
Term: 960 years
Remaining:

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%

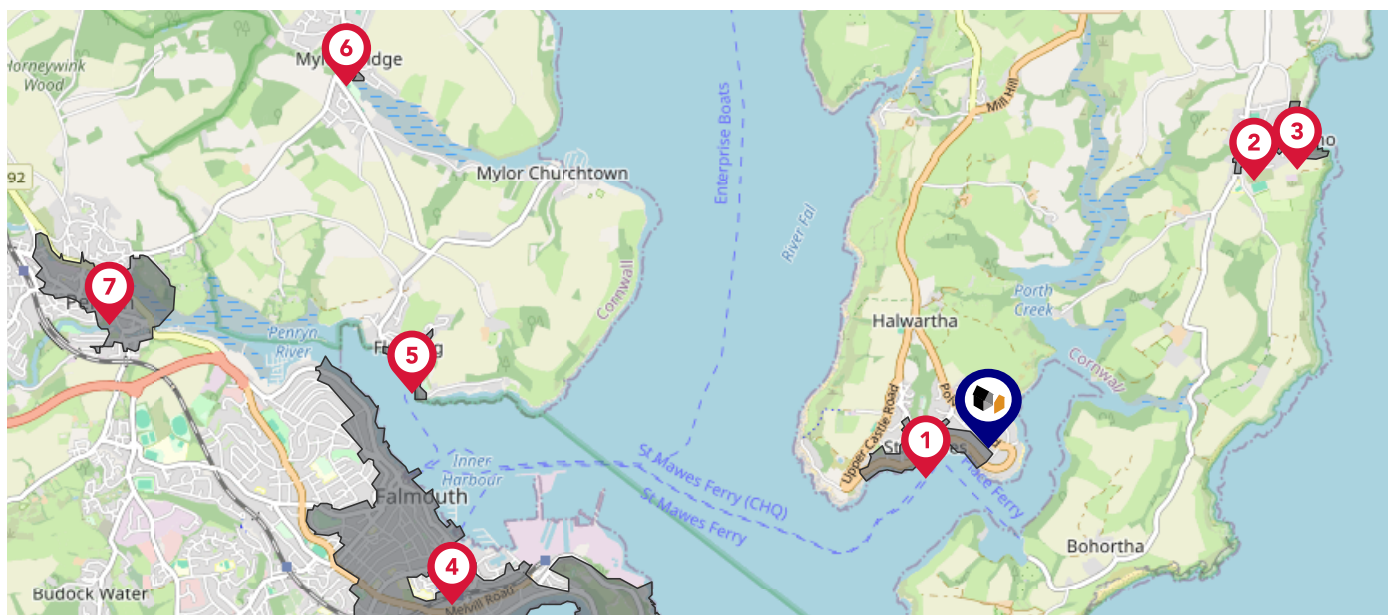
Semi-Detached

+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



St Mawes



Gerrans



Portscatho



Falmouth



Flushing



Mylor Bridge

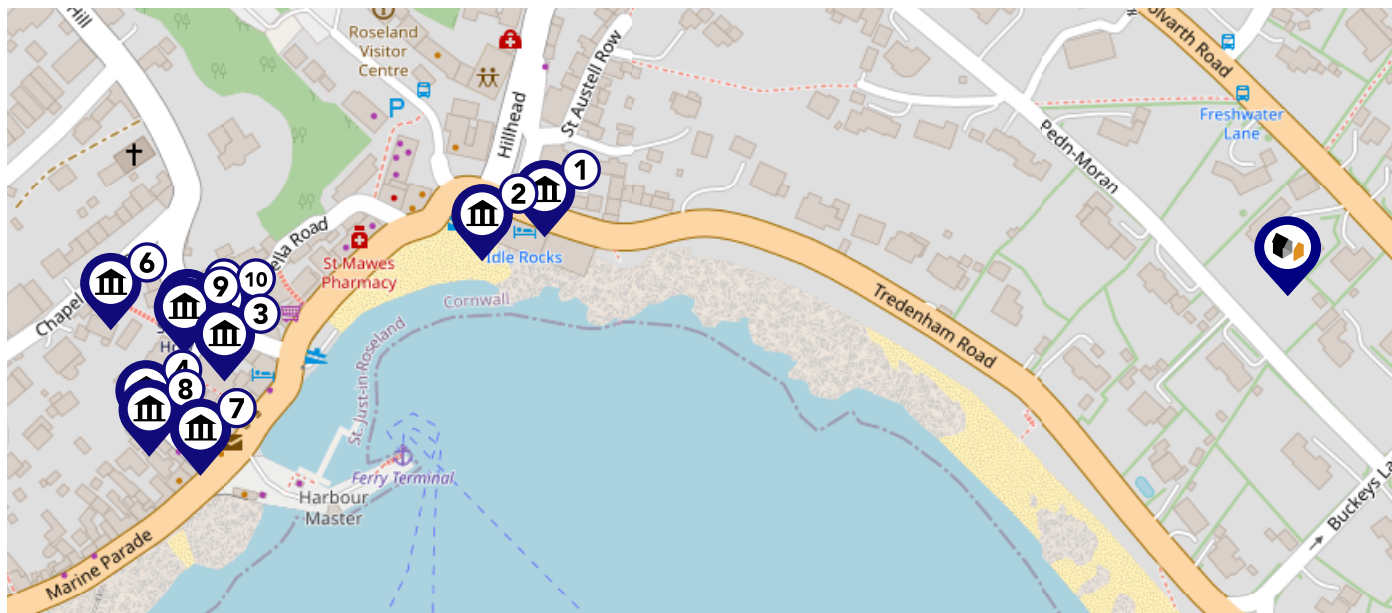


Penryn

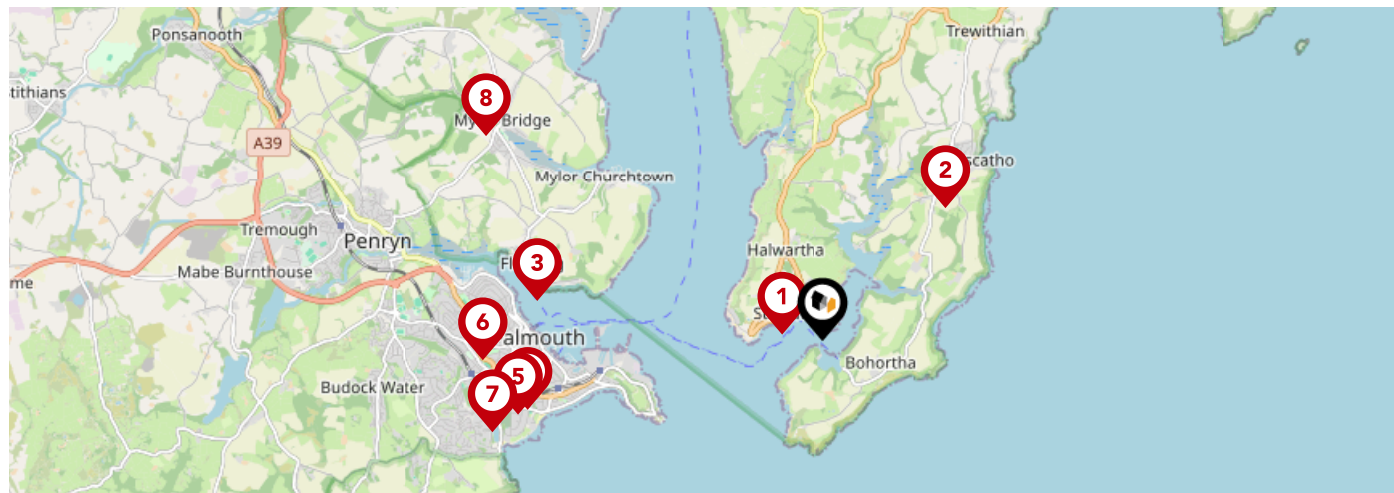
Maps

Listed Buildings

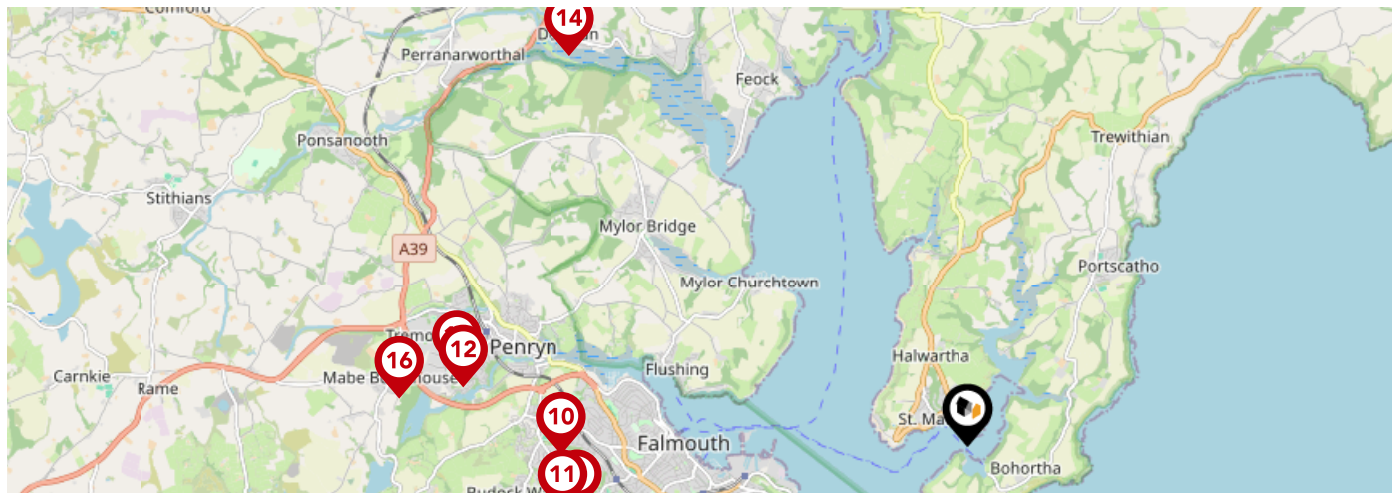
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1312649 - 8, The Square, Including Raised Pavement	Grade II	0.2 miles
	1140967 - 6 And 7, The Square	Grade II	0.2 miles
	1312618 - Victory Cottage	Grade II	0.3 miles
	1328943 - 7, Commercial Road	Grade II	0.3 miles
	1141002 - Well Of Saint Mawes Or Saint Mauditus	Grade II	0.3 miles
	1140998 - Treblok	Grade II	0.3 miles
	1312719 - Cobblers The Tiddler	Grade II	0.3 miles
	1136572 - Kimberley House	Grade II	0.3 miles
	1136576 - Holy Well Cottage	Grade II	0.3 miles
	1312617 - The Victory Bookshop	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:0.38	☐	☒	☐	☐	☐
2	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:1.73	☐	☒	☐	☐	☐
3	Flushing School Ofsted Rating: Good Pupils: 78 Distance:2.73	☐	☒	☐	☐	☐
4	Falmouth University Ofsted Rating: Not Rated Pupils:0 Distance:2.86	☐	☐	☒	☐	☐
5	King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:2.97	☐	☒	☐	☐	☐
6	Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:3.22	☐	☒	☐	☐	☐
7	Marlborough School Ofsted Rating: Good Pupils: 212 Distance:3.25	☐	☒	☐	☐	☐
8	Mylor Community Primary School Ofsted Rating: Good Pupils: 144 Distance:3.73	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement Pupils: 187 Distance:3.76	☐	☒	☐	☐	☐
10	Falmouth School Ofsted Rating: Requires improvement Pupils: 968 Distance:3.86	☐	☐	☒	☐	☐
11	St Francis CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:3.89	☐	☒	☐	☐	☐
12	Penryn College Ofsted Rating: Good Pupils: 1154 Distance:4.83	☐	☐	☒	☐	☐
13	Penryn Primary Academy Ofsted Rating: Good Pupils: 345 Distance:4.9	☐	☒	☐	☐	☐
14	Devoran School Ofsted Rating: Good Pupils: 201 Distance:5.3	☐	☒	☐	☐	☐
15	Mawnan CofE VA Primary School Ofsted Rating: Good Pupils: 141 Distance:5.41	☐	☒	☐	☐	☐
16	Mabe Community Primary School Ofsted Rating: Requires improvement Pupils: 175 Distance:5.41	☐	☒	☐	☐	☐



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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...



/htiddy



/h.tiddy/

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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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