



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 05th February 2025



26, FORE STREET, ST. BLAZEY, PAR, PL24 2NJ

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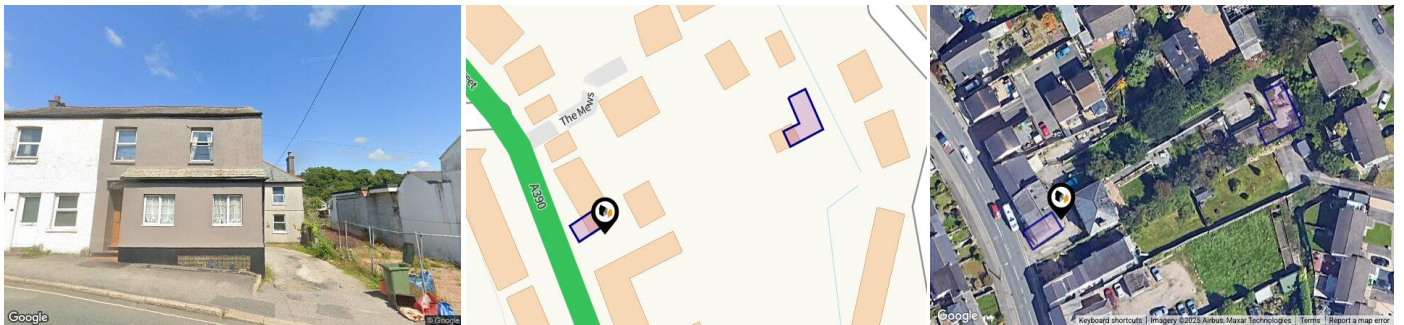
77 Deansgate Manchester M3 2BW

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Property

Type:	Terraced	Last Sold Date:	20/07/2004
Bedrooms:	4	Last Sold Price:	£166,000
Floor Area:	1,517 ft ² / 141 m ²	Last Sold £/ft²:	£103
Plot Area:	0.03 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,562		
Title Number:	CL42590		
UPRN:	100040133008		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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26 Fore Street, St. Blazey, PL24 2NJ

Energy rating

D

Valid until 03.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

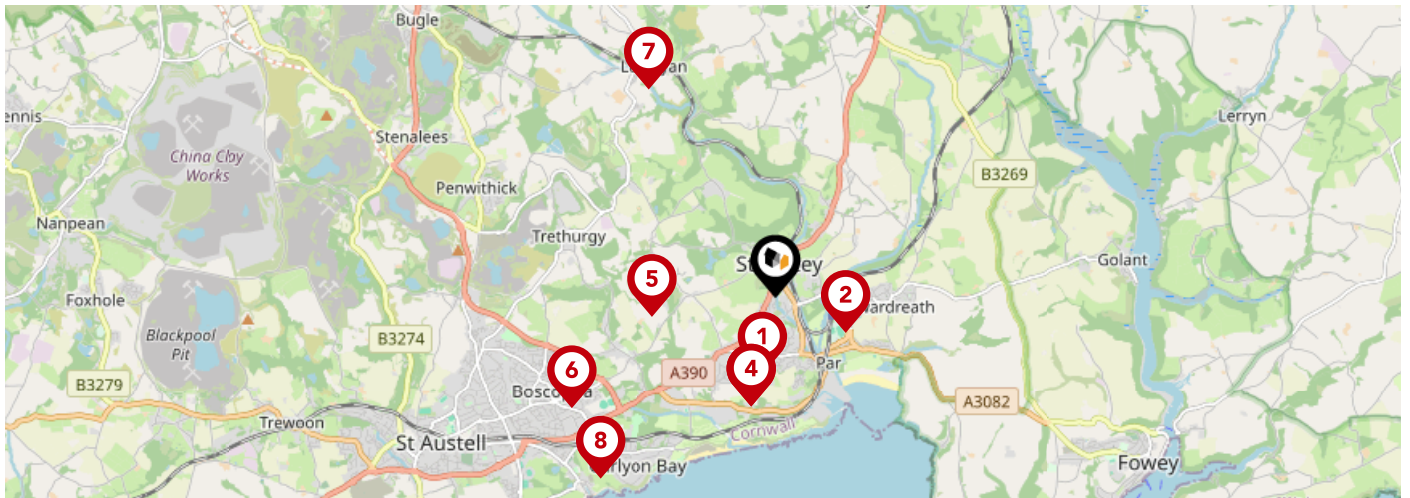
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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	141 m ²

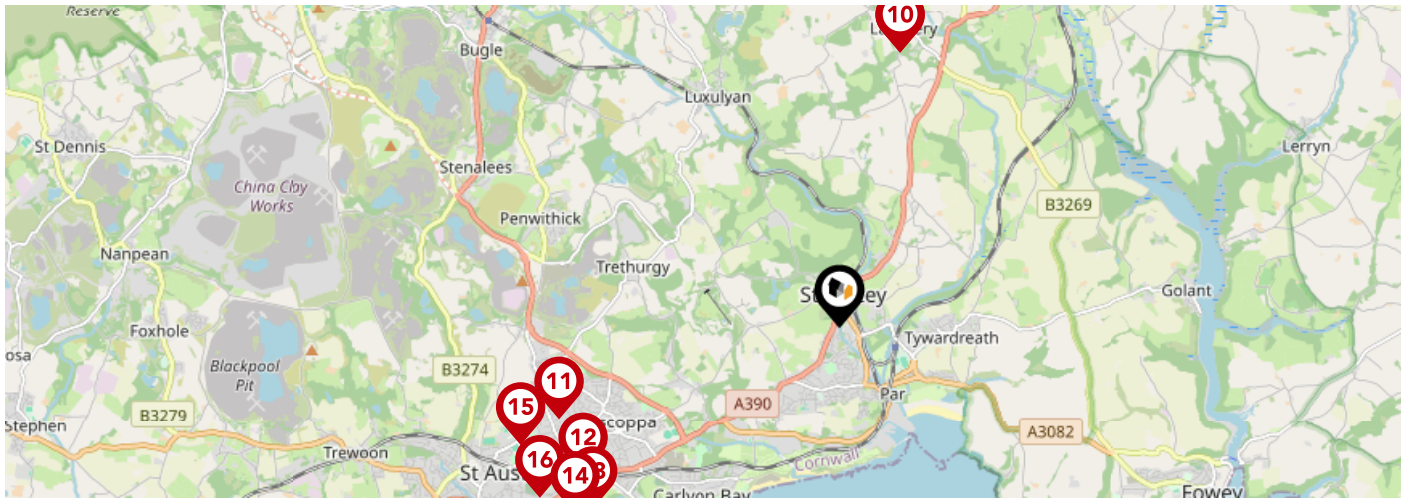
Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Doubletrees School Ofsted Rating: Good Pupils: 103 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tywardreath School Ofsted Rating: Good Pupils: 305 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Biscovey Nursery and Infants' Academy Ofsted Rating: Good Pupils: 160 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Biscovey Academy Ofsted Rating: Outstanding Pupils: 226 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sky Primary and Eden Project Nursery Ofsted Rating: Not Rated Pupils: 53 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bishop Bronescombe CofE School Ofsted Rating: Good Pupils: 294 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Luxulyan School Ofsted Rating: Good Pupils: 100 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Charlestown Primary School Ofsted Rating: Good Pupils: 410 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

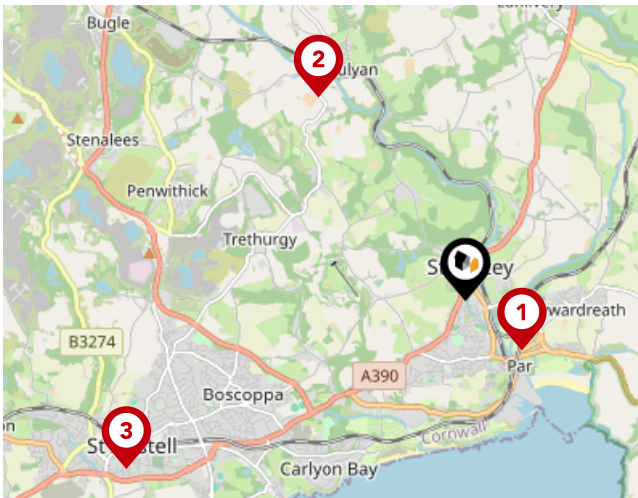


	Nursery	Primary	Secondary	College	Private
<p>9 Lanlivery Primary Academy Ofsted Rating: Good Pupils: 57 Distance:2.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Red Moor School Ofsted Rating: Outstanding Pupils: 71 Distance:2.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Carclaze Community Primary School Ofsted Rating: Good Pupils: 385 Distance:2.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Sandy Hill Academy Ofsted Rating: Outstanding Pupils: 453 Distance:2.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Penrice Academy Ofsted Rating: Outstanding Pupils: 1426 Distance:2.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Mount Charles School Ofsted Rating: Good Pupils: 367 Distance:3.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Cornwall College Ofsted Rating: Good Pupils:0 Distance:3.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Restormel Academy Ofsted Rating: Good Pupils: 29 Distance:3.26</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)

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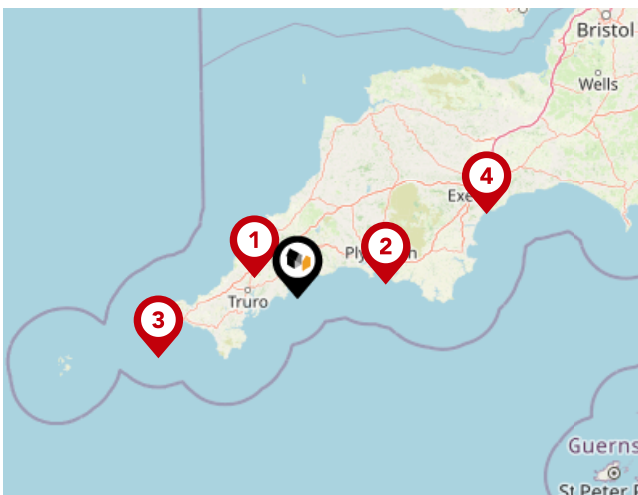
National Rail Stations

Pin	Name	Distance
1	Par Rail Station	0.71 miles
2	Luxulyan Rail Station	2.38 miles
3	St Austell Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	57.2 miles
2	M5 J30	60.15 miles
3	M5 J29	60.68 miles

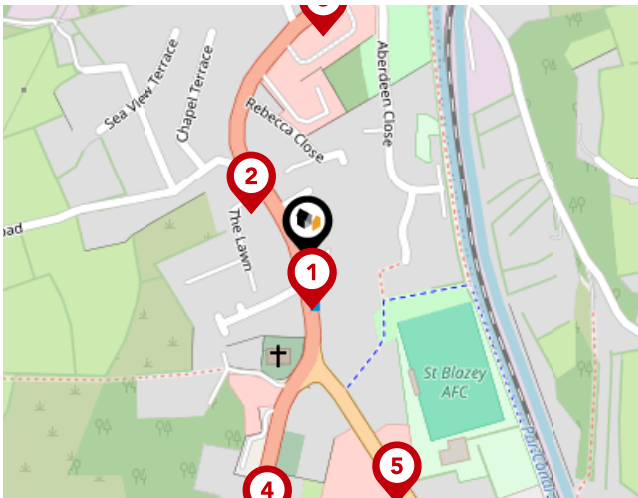


Airports/Helipads

Pin	Name	Distance
1	St Mawgan	14.02 miles
2	Glenholt	27.06 miles
3	Joppa	45.78 miles
4	Exeter Airport	62.56 miles

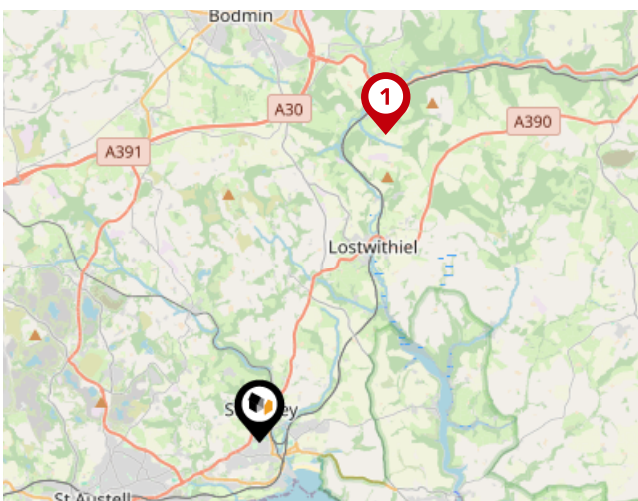
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.03 miles
2	Post Office	0.04 miles
3	Bridge Street	0.13 miles
4	Polgrean Place	0.16 miles
5	Football Club	0.15 miles



Local Connections

Pin	Name	Distance
1	Bodmin Parkway (Bodmin and Wenford Railway)	6.27 miles



Ferry Terminals

Pin	Name	Distance
1	Fowey Ferry Landing	4.05 miles
2	Fowey Custom House Quay Ferry Landing	3.96 miles
3	Fowey Town Quay Ferry Landing	4.09 miles

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