

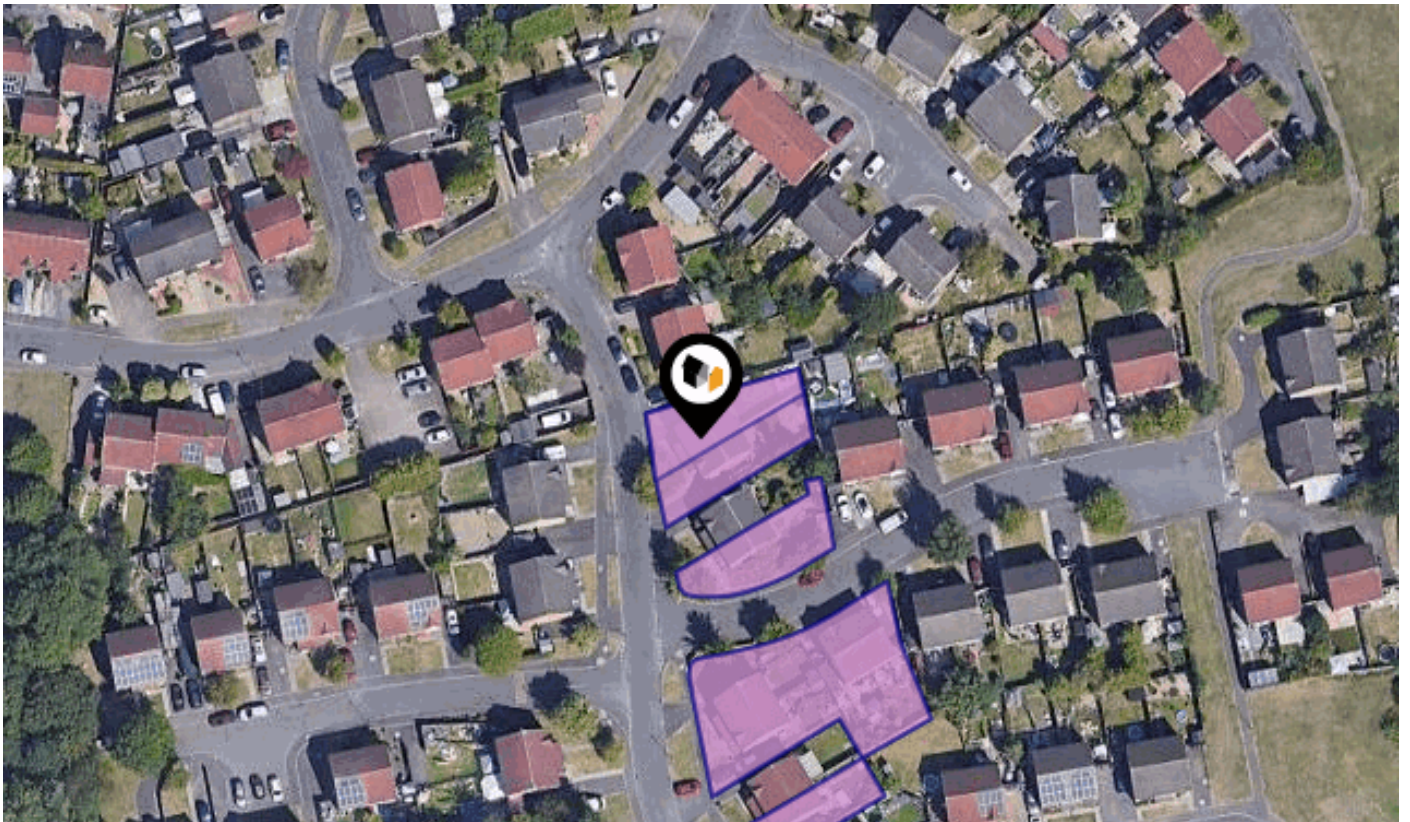


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th September 2024



RYMILL DRIVE, OAKWOOD, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Well-Presented Semi-Detached Home
- > Viewing Highly Recommended
- > EPC Rating C, Brick Construction
- > Council Tax Band B, Leasehold **
- > Driveway Providing Off-Road Parking

An opportunity for the first time buyer or investment purchaser to acquire a modern and well-presented semi-detached home. The property has the benefit of gas fired central heating, UPVC double glazing and enclosed rear garden and viewing is highly recommended.

In brief the accommodation comprises:- entrance hallway, cloaks/WC, lounge and fitted kitchen. To the first floor are three bedrooms and bathroom with white three piece suite. Outside there is a driveway to the side elevation providing off-road parking and gated access leading to the enclosed rear garden.

Rymill Drive is well situated for local amenities which include shops, schools and transport links together with easy access for The Meteor Shopping Centre, Derby City Centre and further road links. ** Please see information notes on our description.

Room Measurement & Details

Entrance Hall: (15'4" x 3'9") 4.67 x 1.14

Cloaks/WC: (5'2" x 2'9") 1.57 x 0.84

Kitchen: (10'11" x 6'10") 3.33 x 2.08

Living Room: (14'11" x 14'1") 4.55 x 4.29

First Floor Landing: (4'0" x 7'0") 1.22 x 2.13

Bedroom One: (9'3" x 10'10") 2.82 x 3.30

Bedroom Two: (10'0" x 7'0") 3.05 x 2.13

Bedroom Three: (9'11" x 6'8") 3.02 x 2.03

Bathroom: (6'5" x 5'10") 1.96 x 1.78

Outside:

** Please Note **:

The property is currently a Shared Ownership property and is therefore Leasehold. The vendor is selling the property outright on a 'back to back' staircasing sale. Therefore on completion of the sale the new owner will own 100% of the property. All buyers should seek legal advice.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	30/03/2015
Floor Area:	775 ft ² / 72 m ²	End Date:	31/03/2265
Plot Area:	0.83 acres	Lease Term:	250 years from 31 March 2015
Council Tax :	Band B	Term Remaining:	240 years
Annual Estimate:	£1,639		
Title Number:	DY492801		

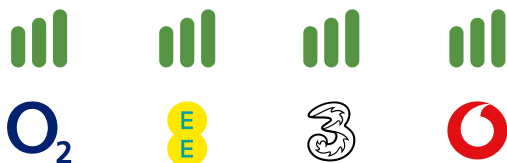
Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	1000 mb/s

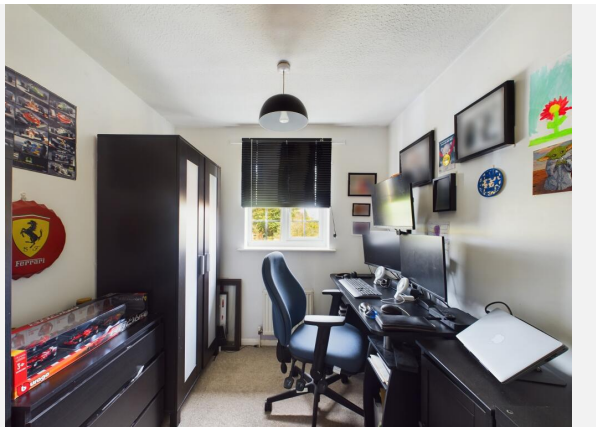
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

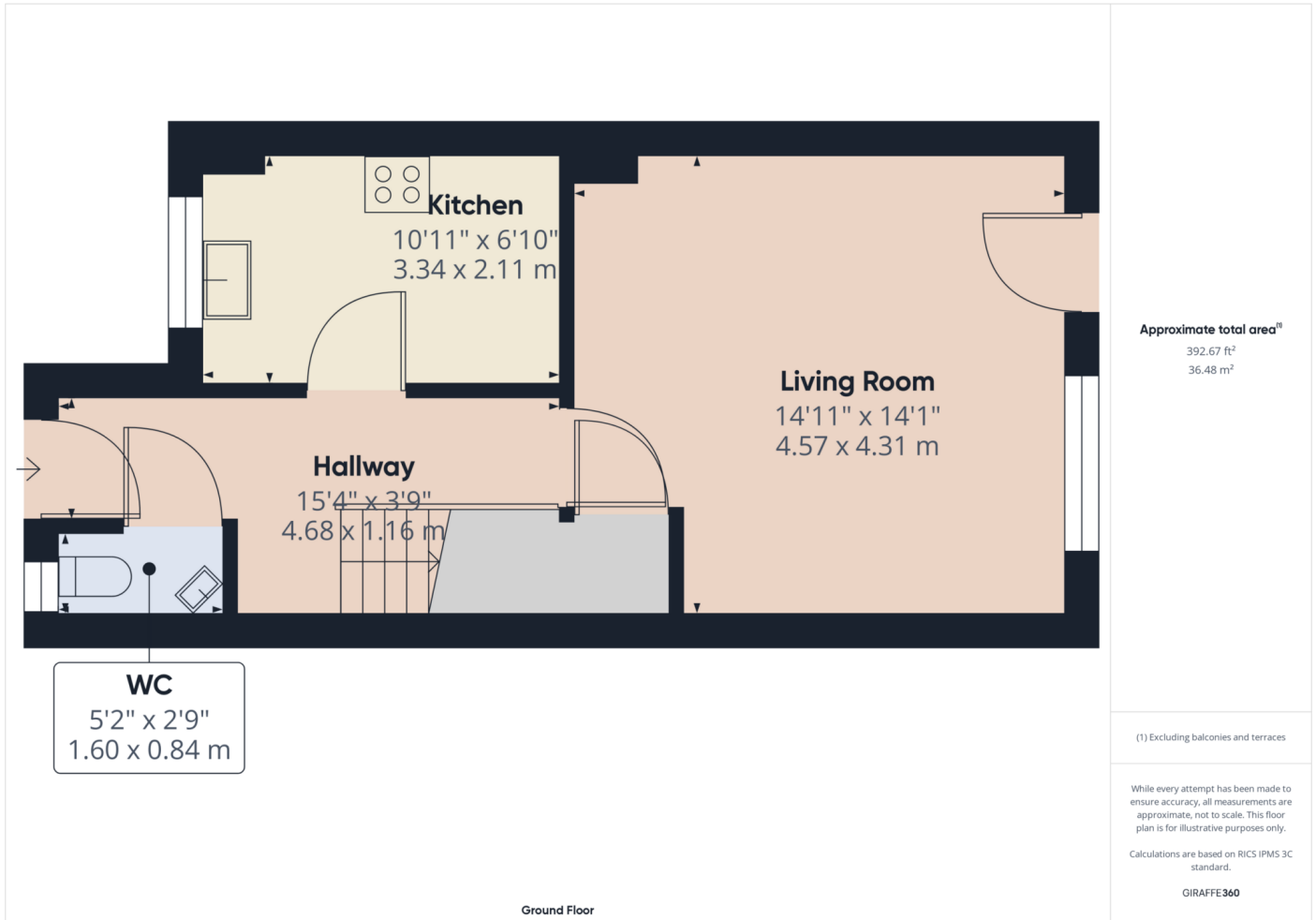


Gallery Photos

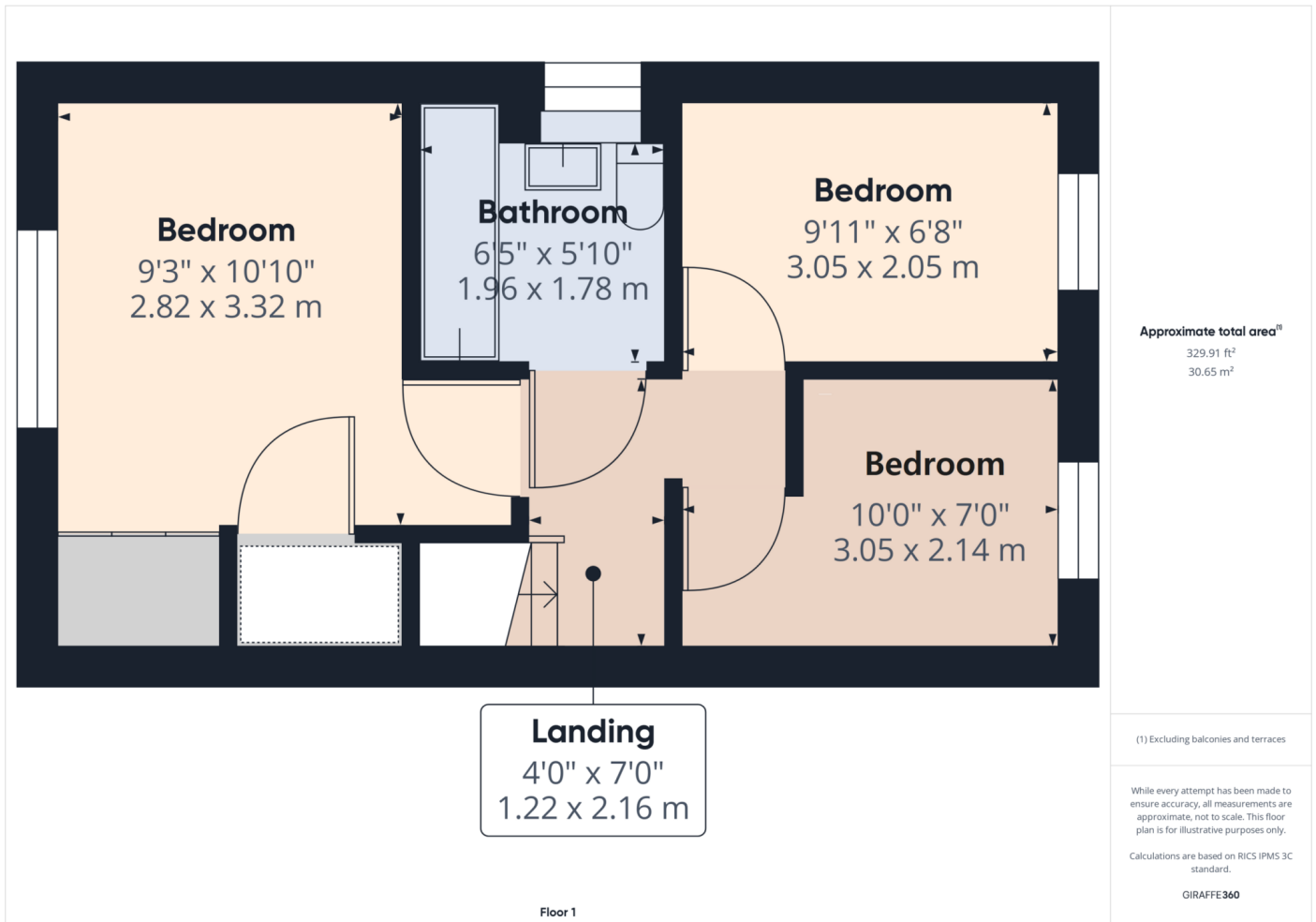




RYMILL DRIVE, OAKWOOD, DERBY, DE21



RYMILL DRIVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

C

Valid until 10.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

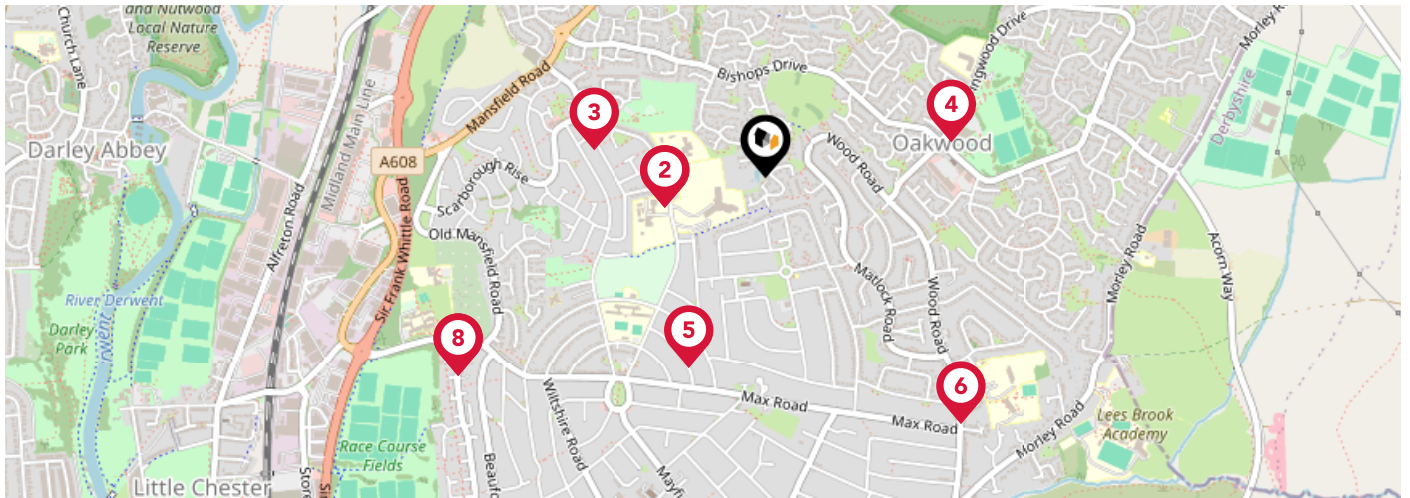
EPC - Additional Data



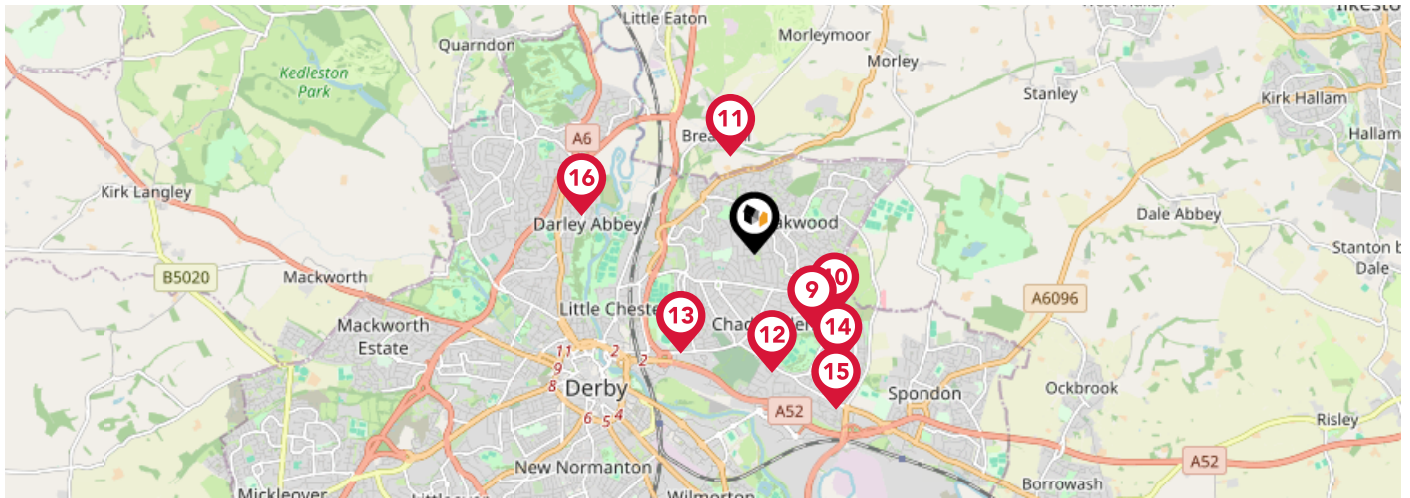
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	72 m ²

Area Schools

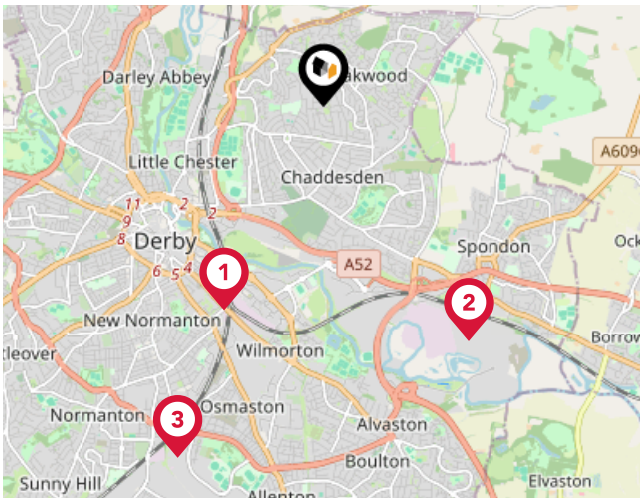


	Nursery	Primary	Secondary	College	Private
1 Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



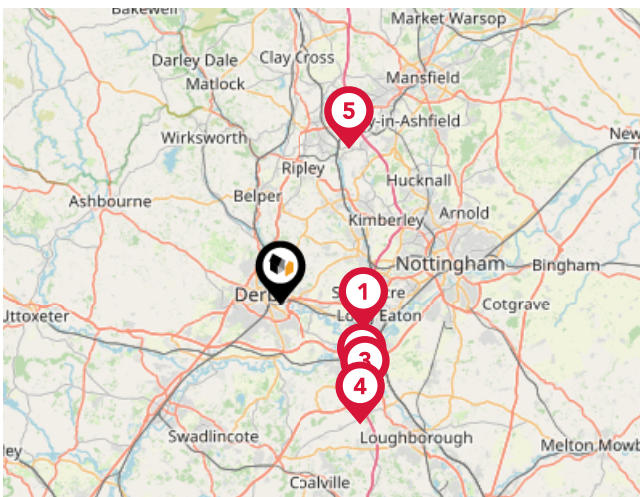
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance:1.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.03 miles
2	Spondon Rail Station	2.46 miles
3	Peartree Rail Station	3.4 miles



Trunk Roads/Motorways

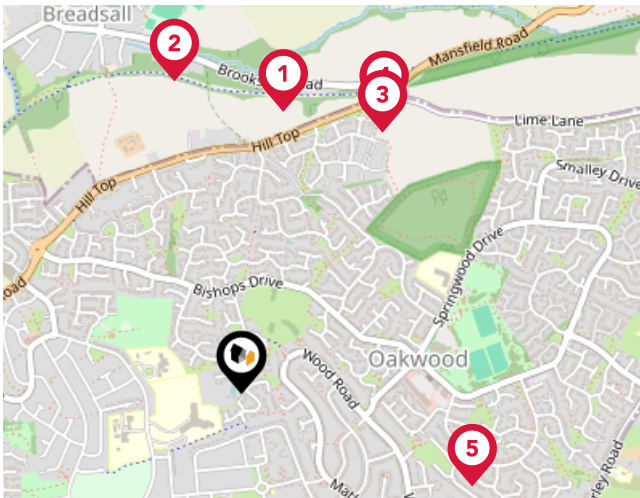
Pin	Name	Distance
1	M1 J25	6.23 miles
2	M1 J24A	8.31 miles
3	M1 J24	9.17 miles
4	M1 J23A	10.31 miles
5	M1 J28	12.06 miles



Airports/Helipads

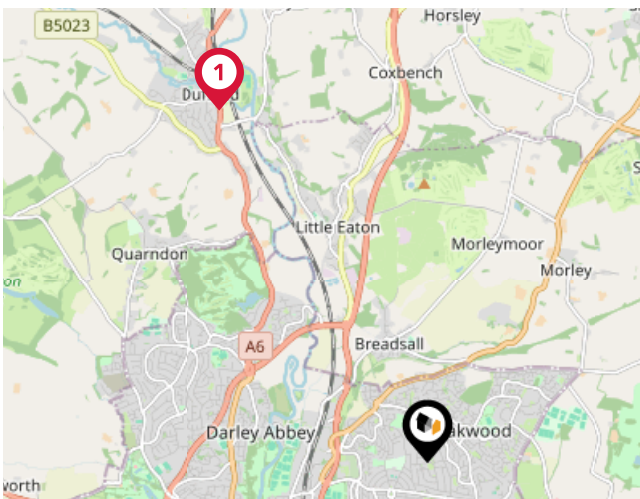
Pin	Name	Distance
1	East Mids Airport	9.31 miles
2	Birmingham Airport	35.95 miles
3	Baginton	39.77 miles
4	Finningley	41.3 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	128 Brookside Road	0.64 miles
2	Breadsall Primary School	0.71 miles
3	Lime Lane	0.66 miles
4	Greenway	0.7 miles
5	Danebridge Crescent	0.55 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.66 miles
2	Tram Park & Ride	7.68 miles
3	Toton Lane Tram Stop	7.68 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3

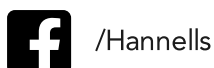


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



Hannells

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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