

**Hannells**  
A Moving Experience



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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 09th April 2026**



## **PORTHCAWL PLACE, OAKWOOD, DERBY, DE21**

### **Hannells**

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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# Introduction

## Our Comments



### Useful Information:

- > Well-Presented Mid-Townhouse
- > Excellent First Time Buy, No Upward Chain
- > Early Viewing Essential
- > EPC Rating C, Freehold
- > Council Tax Band A, Brick Construction

### Property Description

An early viewing is essential of this two double-bedroom, mid townhouse, ideal for the first time buyer and available with no upward chain. The property also benefits from two parking spaces and an enclosed rear garden! In brief the accommodation comprises: entrance hall, lounge and fitted kitchen. To the first floor are two double bedrooms and a modern bathroom with three piece suite. Outside, to the front elevation there is the benefit of off-road parking for two vehicles. There is a pleasant rear garden is enclosed and enjoys a degree of privacy. Porthcawl Place is a small cul-de-sac being well situated for Oakwood and its range of amenities including shops, doctors, dentists, schools and transport links together with easy access for Derby City Centre and major road links including the A38, A52 and M1 motorway respectively.

### Room Measurement & Details

Entrance Hallway:

Fitted Kitchen: (8'4" x 8'0") 2.54 x 2.44

Lounge: (14'1" x 12'10") 4.29 x 3.91

First Floor Landing:

Double Bedroom One: (10'7" x 10'2") 3.23 x 3.10

Double Bedroom Two: (10'8" x 7'7") 3.25 x 2.31

Modern Bathroom: (6'2" x 5'7") 1.88 x 1.70

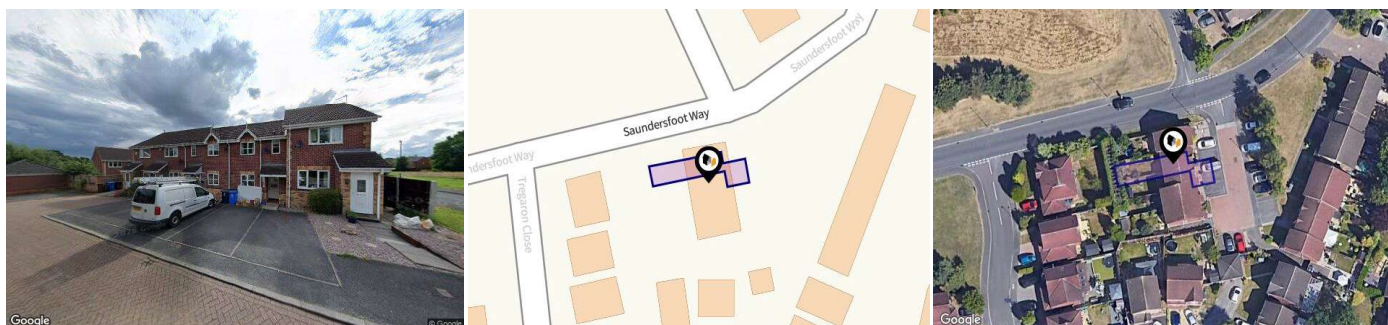
Outside:

The property benefits from off-road parking for two vehicles to the front elevation. The rear garden is enclosed and enjoys a degree of privacy and incorporates a shaped lawned area with a selection of shrubs and paved patio area.

### Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	559 ft <sup>2</sup> / 52 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1991-1995		
<b>Council Tax :</b>	Band A		
<b>Title Number:</b>	DY252033		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

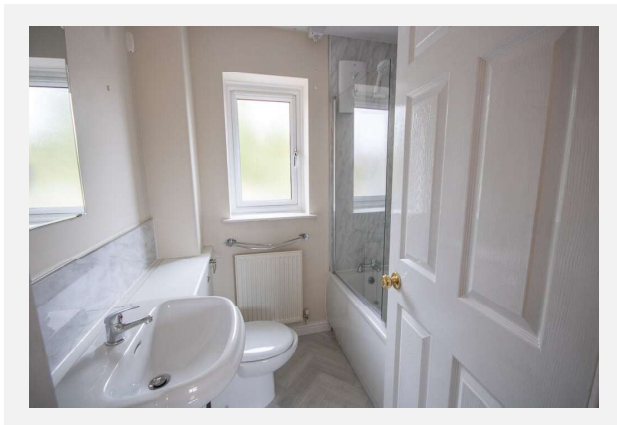
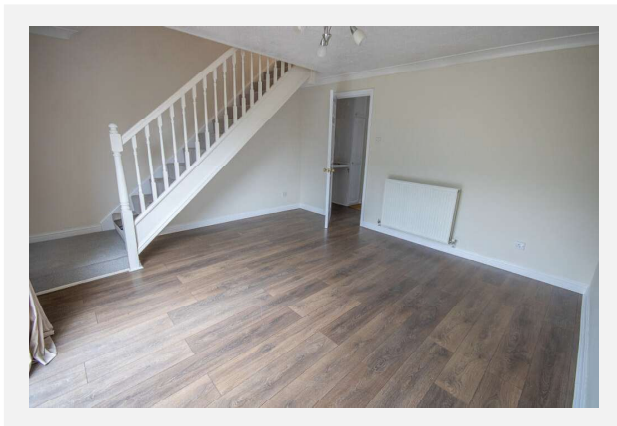
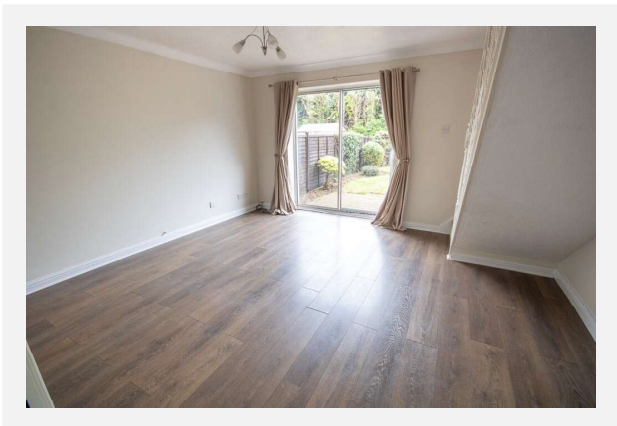
### Mobile Coverage: (based on calls indoors)



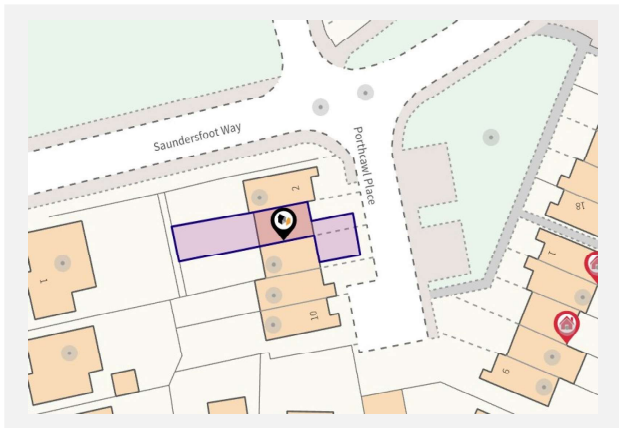
### Satellite/Fibre TV Availability:



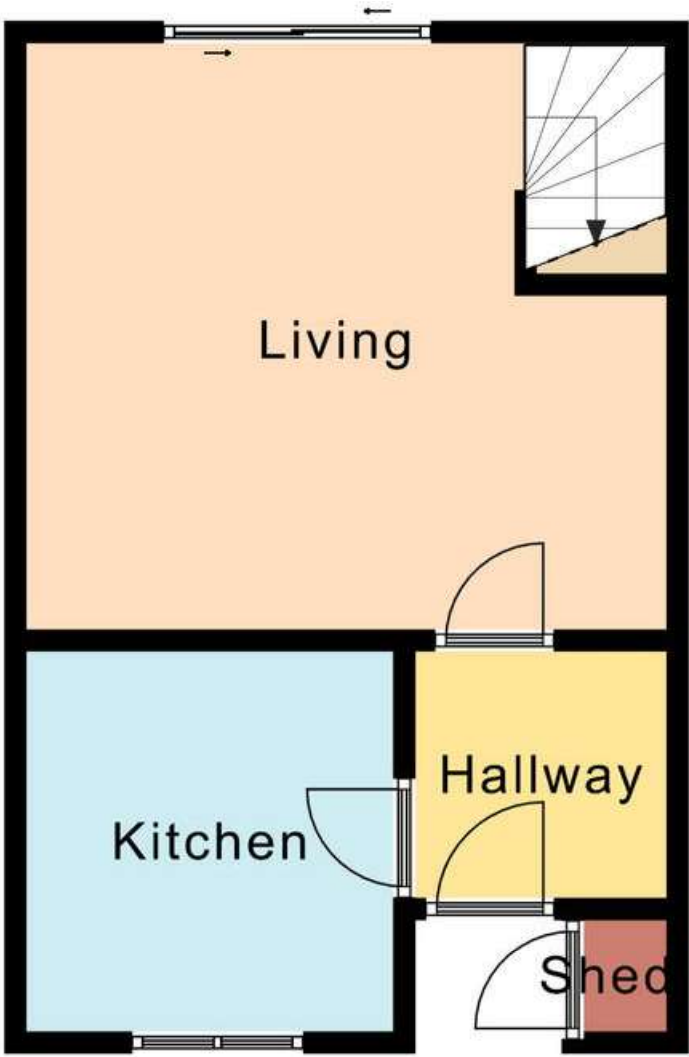
# Gallery Photos



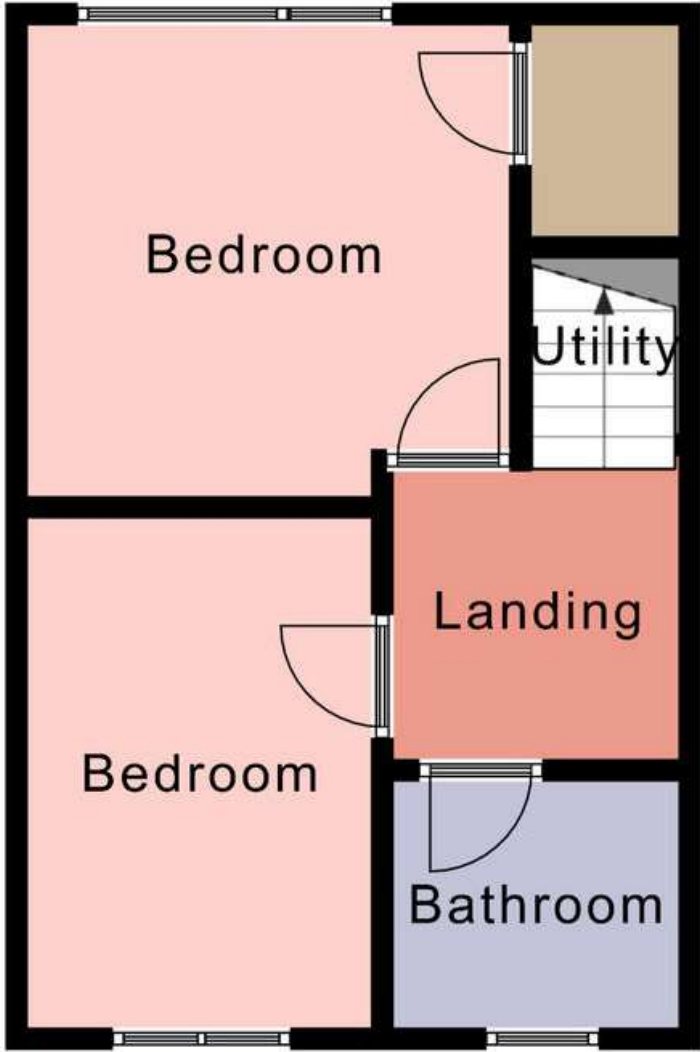
# Gallery Photos



**PORTHCAWL PLACE, OAKWOOD, DERBY, DE21**



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# Property EPC - Certificate



DERBY, DE21

Energy rating

**C**

Valid until 24.02.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>	72   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Off-peak 10 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 57% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	52 m <sup>2</sup>



## Hannells

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Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

## Financial Services

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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

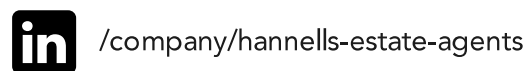


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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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