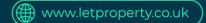


LET PROPERTY PACK

INVESTMENT INFORMATION

Steam Mills, Cinderford, GL14

205143331









Property Description

Our latest listing is in Steam Mills, Cinderford, GL14

Get instant cash flow of £650 per calendar month with a 7.1% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...







Steam Mills, Cinderford, GL14



Property Key Features

2 Bedrooms

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £650

Lounge



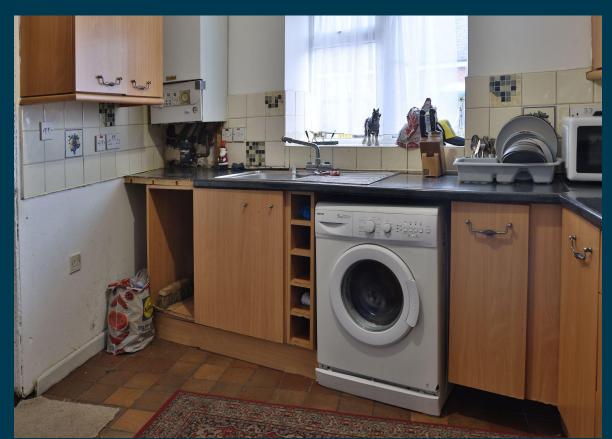






Kitchen









Bedrooms









Bathroom





Exterior









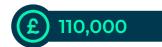
Initial Outlay





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£27,500.00**

SDLT Charge 3300

Legal Fees £1,000.00

Total Investment £31,800.00

Projected Investment Return





Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

Returns Based on Rental Income	£650
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£65.00
Total Monthly Costs	£423.75
Monthly Net Income	£226
Annual Net Income	£2,715
Net Return	8.54%

Return Stress Test Analysis Report





If the tenant was to leave and you missed 2 months of rental income

Annual Net Income

£1,415

Adjusted To

Net Return

4.45%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£1,065

Adjusted To

Net Return

3.35%

Sale Comparables Report



+ Add to report

+ Add to report

This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £175,000.



2 bedroom terraced house for sale

Steam Mills, Cinderford

NO LONGER ADVERTISED

SOLD STC

Driveway | Fireplace | Flexible accomodation | Forest views | Garden | Investment opportunity ...

£175,000

SOLD PRICE HISTORY



2 bedroom terraced house for sale

Steam Mills, Cinderford

NO LONGER ADVERTISED UNDER OFFER

INVESTMENT OPPORTUNITY | TWO BEDROOMS | LOUNGE | KITCHEN | BATHROOM | COURTYARD GARDEN | TENANT I ...

£100,000

Marketed from 28 Jul 2023 to 18 Oct 2023 (82 days) by KJT Residential, Cinderford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

+ Add to report

Steam Mills, Cinderford

NO LONGER ADVERTISED LET AGREED

2 SPACIOUS BEDROOMS | FAMILY BATHROOM | LOUNGE | KITCHEN/DINING | AVAILABLE NOW

£650 pcm

Marketed from 10 Jul 2023 to 23 Aug 2023 (44 days) by Dean Estate Agents, Coleford



2 bedroom terraced house

+ Add to report

Steam Mills, Cinderford, Gloucestershire, GL14

NO LONGER ADVERTISED LET AGREED

UPVC Triple Glazing to Front of Property | Lounge / Diner with Attractive Fireplace and Wood Burn...

£575 pcm

SOLD PRICE HISTORY

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: YES



Current term of tenancy: 2 years+



Standard Tenancy Agreement In Place: **YES**



Payment history: On time for length of tenancy



Fully compliant tenancy: YES

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.





Interested in this property investment?

Call us on **0141 478 0985**

Steam Mills, Cinderford, GL14



Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.