

LET PROPERTY PACK

INVESTMENT INFORMATION

Steam Mills, Cinderford,
GL14

205143331

 www.letproperty.co.uk





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

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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





ASSUMED PURCHASE PRICE

£ 110,000

25% Deposit	£27,500.00
SDLT Charge	3300
Legal Fees	£1,000.00
Total Investment	£31,800.00

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.

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



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.



£175,000

2 bedroom terraced house for sale

Steam Mills, Cinderford

+ Add to report

NO LONGER ADVERTISED SOLD STC

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

SOLD PRICE HISTORY



£100,000

2 bedroom terraced house for sale

Steam Mills, Cinderford

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

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

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**.



£650 pcm

2 bedroom terraced house

Steam Mills, Cinderford

+ Add to report

NO LONGER ADVERTISED LET AGREED

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

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



£575 pcm

2 bedroom terraced house

Steam Mills, Cinderford, Gloucestershire, GL14

+ Add to report

NO LONGER ADVERTISED LET AGREED






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

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years+**
-  Payment history: **On time for length of tenancy**

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.



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Interested in this
property investment?

Call us on
0141 478 0985

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.



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