

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Steam Mills Cinderford,  
GL14

205143331

 [www.letproperty.co.uk](http://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 **7.2%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Steam Mills Cinderford,  
GL14

205143331



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Private indoor space**

**Versatile living areas**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £650**

**Market Rent: £650**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of 109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit £27,250.00

SDLT Charge £5,450

Legal Fees £1,000.00

Total Investment £33,700.00

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 650

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£650	£650
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£65.00	£65.00
Total Monthly Costs	£420.63	£420.63
Monthly Net Income	£229.38	£229.38
Annual Net Income	£2,752.50	£2,752.50
Net Return	8.17%	8.17%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,452.50**  
Adjusted To

Net Return                      **4.31%**

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

Annual Net Income      **£1,117.50**  
Adjusted To

Net Return                      **3.32%**

# 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

NO LONGER ADVERTISED

LET AGREED

+ Add to report

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

NO LONGER ADVERTISED

LET AGREED

+ Add to report

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

SOLD PRICE HISTORY

# Current Tenant Profile



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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Steam Mills Cinderford, GL14

205143331

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.



**LETPROPERTY**