

LET PROPERTY PACK

INVESTMENT INFORMATION

Sandyfields View, Carcroft,
Doncaster, DN6

208857981

 www.letproperty.co.uk





Property Description

Our latest listing is in Sandyfields View, Carcroft, Doncaster, DN6

Get instant cash flow of **£605** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

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...



Sandyfields View,
Carcroft, Doncaster, DN6

208857981



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £605

Market Rent: £700

Lounge



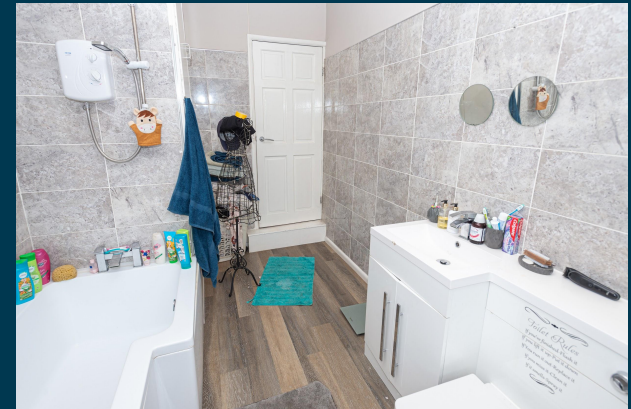
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000

25% Deposit	£31,500.00
SDLT Charge	3780
Legal Fees	£1,000.00
Total Investment	£36,280.00

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.



The monthly rent of this property is currently set at £605 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£605	£700
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£60.50	£70.00
Total Monthly Costs	£469.25	£478.75
Monthly Net Income	£136	£221
Annual Net Income	£1,629	£2,655
Net Return	4.49%	7.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,255**
Adjusted To

Net Return **3.46%**

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

Annual Net Income **£765**
Adjusted To

Net Return **2.11%**

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 £110,000.



£109,950

2 bedroom terraced house for sale

Sandyfields View, Carcroft, Doncaster

+ Add to report

CURRENTLY ADVERTISED

Attention first time buyers and investors ! | A deceptively spacious home with two reception room...

SOLD PRICE HISTORY



£95,000

2 bedroom terraced house for sale

Ridgill Avenue, Skellow, Doncaster

+ Add to report

NO LONGER ADVERTISED SOLD STC

Well presented throughout | Deceptively spacious | 2 Double bedroom | Versatile attic room | Encl...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom end of terrace house

Willington Road, Skellow, Doncaster

+ Add to report

NO LONGER ADVERTISED LET AGREED

Two double bedroom house | Modern kitchen with electric oven, gas hob and fridge | Modern bathroo...

SOLD PRICE HISTORY



£475 pcm

2 bedroom terraced house

Sandyfields View, Carcroft, Doncaster

+ Add to report

NO LONGER ADVERTISED LET AGREED






Popular Area | 2 Reception Rooms | Kitchen Diner | 2 Bedrooms | Modern Bathroom | Jacuzzi Bath | ...

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: **5 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.



www.letproperty.co.uk

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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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