

LET PROPERTY PACK

INVESTMENT INFORMATION

York Road, Bridgwater, TA6

205333646

 www.letproperty.co.uk





Property Description

Our latest listing is in York Road, Bridgwater, TA6

Get instant cash flow of **£1,100** per calendar month with a **5.9%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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



York Road, Bridgwater,
TA6

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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £225,000.00 and borrowing of £168,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 225,000.00

| | |
|------------------|------------|
| 25% Deposit | £56,250.00 |
| SDLT Charge | £6,750 |
| Legal Fees | £1,000.00 |
| Total Investment | £64,000.00 |

Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month.

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 | £1,100 |
| Mortgage Payments on £168,750.00 @ 5% | £703.13 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | Freehold |
| Letting Fees | £110.00 |
| Total Monthly Costs | £828.13 |
| Monthly Net Income | £271.88 |
| Annual Net Income | £3,262.50 |
| Net Return | 5.10% |

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£8,617.50**

Net Return **-13.46%**

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

Annual Net Income Adjusted To **-£11,992.50**

Net Return **-18.74%**

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 £145,000.



£145,000

3 bedroom terraced house for sale

York Road, Bridgwater

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

No Onward Chain | Full Renovation Required | Three Bedrooms | Front Aspect Lounge | Ground Floor ...

SOLD PRICE HISTORY



£134,950

3 bedroom house for sale

York Road, Bridgwater, Somerset, TA6

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

A spacious mid-terrace property | Popular location on the south side of Bridgwater | Downstairs b...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

3 bedroom semi-detached house

Potterton Close, Bridgwater

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Mar 2024 to 7 May 2024 (41 days) by Charles Dickens Estate Agents, Bridgwater

+ Add to report



£1,250 pcm

3 bedroom terraced house

Rhode Lane, Bridgwater, Somerset, TA6

NO LONGER ADVERTISED

Marketed from 16 Jan 2024 to 19 Jan 2024 (3 days) by Greenslade Taylor Hunt, Bridgwater

+ Add to report

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: **Move in within the last 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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