

LET PROPERTY PACK

INVESTMENT INFORMATION

Bishops Itchington,
Southam, CV47 2RF

210960890

 www.letproperty.co.uk





Property Description

Our latest listing is in Bishops Itchington, Southam, CV47 2RF

This property has a potential to rent for **£1,230** which would provide the investor a Gross Yield of **4.5%** if the rent was increased to market rate.

With a great location with several shops, convenience stores, restaurants and schools found within 1 mile radius, this property will prove to be a great addition to an investor's portfolio!

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



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Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Good Condition

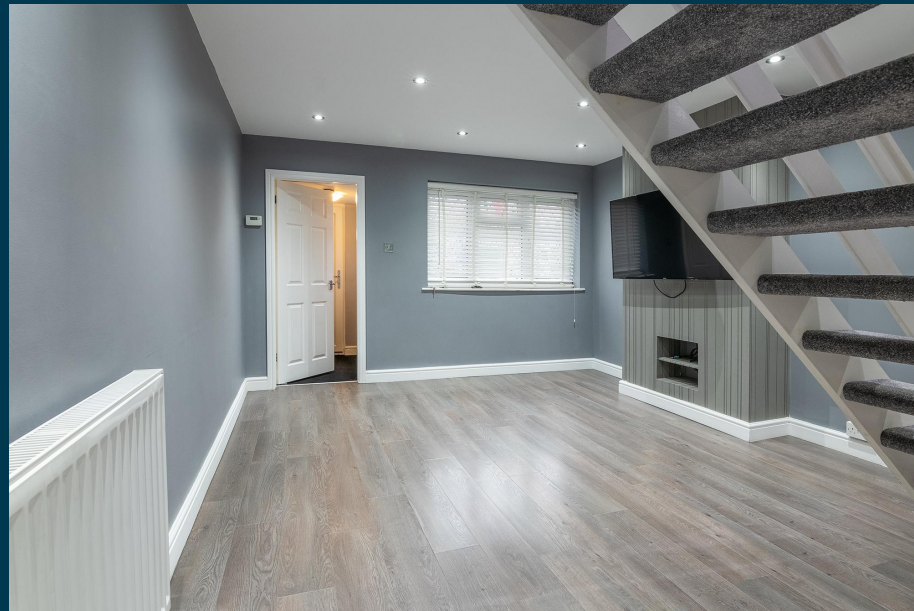
Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Market Rent: £1,230

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £327,750.00 and borrowing of £245,812.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 327,750.00

25% Deposit	£81,937.50
SDLT Charge	£13,720
Legal Fees	£1,000.00
Total Investment	£96,657.50

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 Rent Income	£1,230
Mortgage Payments on £245,812.50 @ 5%	£ 1,024.22
Est. Building Cover (Insurance)	£15.00
Approx. Facter Fees	TBC
Ground Rent	TBC
Letting fees	TBC
Total Monthly Costs	£ 1,162.22
Monthly Net Income	£67.78
Annual Net Income	£813.38
Net Return	0.84%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To	-£1,646.63
Net Return	-1.70%

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

Annual Net Income Adjusted To	-£4,102.88
Net Return	-4.24%

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 £380,000.



3 bedroom semi-detached house for sale

Dadglow Road, Bishops Itchington

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 16 Aug 2024 by Inside Homes Ltd, Southam

High Quality Finish | Versatile Loft Room | 3 Bedrooms | Extended Home | Garage | Off Road Parkin...

£380,000

+ Add to report



3 bedroom semi-detached house for sale

Poplar Road, Bishops Itchington

NO LONGER ADVERTISED **SOLD STC**

Marketed from 11 Sep 2023 to 25 Mar 2024 (196 days) by Inside Homes Ltd, Southam

£365,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom semi-detached house

+ Add to report

Bishops Gate, Bishops Itchington, Southam CV47 2UT

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jan 2024 to 5 Feb 2024 (16 days) by Loveitts, Leamington Spa



£1,300 pcm

3 bedroom semi-detached house

+ Add to report

Scowcroft Drive, Bishops Itchington

NO LONGER ADVERTISED

LET AGREED






Marketed from 16 Jan 2024 to 15 Mar 2024 (59 days) by Inside Homes Ltd, Southam

Three double bedrooms | Three-storey living | Garage | Off road parking | Available immediately | ...

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



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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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