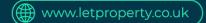


LET PROPERTY PACK

INVESTMENT INFORMATION

Duke Street, Bridgwater, TA6

211046326











Property Description

Our latest listing is in Duke Street, Bridgwater, TA6

Get instant cash flow of £734 per calendar month with a 5.1% Gross Yield for investors.

This property has a potential to rent for £813 which would provide the investor a Gross Yield of 5.6% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Duke Street, Bridgwater, TA6



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £734

Market Rent: £813

211046326

Lounge







Kitchen









Bedrooms









Bathroom





Exterior









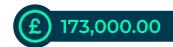
Initial Outlay





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£43,250.00**

SDLT Charge £5,190

Legal Fees £1,000.00

Total Investment £49,440.00

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 £734 per calendar month but the potential market rent is



Returns Based on Rental Income	£734	£813
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£73.40	£81.30
Total Monthly Costs	£629.03	£636.93
Monthly Net Income	£104.98	£176.08
Annual Net Income	£1,259.70	£2,112.90
Net Return	2.55%	4.27 %

Return Stress Test Analysis Report





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

Annual Net Income

£486.90

Adjusted To

Net Return

0.98%

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

Annual Net Income

-£482.10

Adjusted To

Net Return

-0.98%

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 £165,000.



2 bedroom coach house for sale

+ Add to report

Duke Street, Bridgwater

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jul 2022 to 11 Nov 2022 (112 days) by Gibbins Richards, Bridgwater



£145,000

2 bedroom ground floor flat for sale

+ Add to report

Duke Street, Bridgwater

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jun 2022 to 10 Jan 2023 (206 days) by Brightest move, Bridgwater

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property**Management.



£1,200 pcm

2 bedroom flat

Duke Street, Bridgwater

NO LONGER ADVERTISED

Marketed from 20 Dec 2023 to 22 Dec 2023 (1 days) by Gibbins Richards, Taunton



£1,150 pcm

2 bedroom flat

Duke Street, Bridgwater, TA6

NO LONGER ADVERTISED

Marketed from 16 Jan 2024 to 21 Jan 2024 (4 days) by OpenRent, London

+ Add to report

+ 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



Current term of tenancy: 3 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.





Interested in this property investment?

Call us on **0141 478 0985**



Duke Street, Bridgwater, TA6



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.