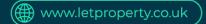


LET PROPERTY PACK

INVESTMENT INFORMATION

West Park Garth, Sedgefield, Stockton-on-Tees, TS21

211326067











Property Description

Our latest listing is in West Park Garth, Sedgefield, Stockton-on-Tees, TS21

Get instant cash flow of £775 per calendar month with a 5.5% Gross Yield for investors.

This property has a potential to rent for £800 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 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...







West Park Garth, Sedgefield, Stockton-on-Tees, TS21

211326067



Property Key Features

3 Bedrooms

1 Bathroom

Patio

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £775

Market Rent: £800

Lounge









Kitchen









Bedrooms









Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£42,500.00**

SDLT Charge 5100

Legal Fees £1,000.00

Total Investment £48,600.00

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 £775 per calendar month but the potential market rent is



| Returns Based on Rental Income | £775 | £800 |
|---------------------------------------|---------|---------------|
| Mortgage Payments on £127,500.00 @ 5% | £531.25 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | £0.00 | |
| Letting Fees | £77.50 | £80.00 |
| Total Monthly Costs | £623.75 | £626.25 |
| Monthly Net Income | £151 | £174 |
| Annual Net Income | £1,815 | £2,085 |
| Net Return | 3.73% | 4.29 % |

Return Stress Test Analysis Report





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

Annual Net Income

£485

Adjusted To

Net Return

1.00%

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

Annual Net Income

-£465

Adjusted To

Net Return

-0.96%

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 £200,000.



2 bedroom terraced house for sale

+ Add to report

Boynston Grove, Sedgefield, Stockton-on-Tees, Durham

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Dec 2021 to 16 Jun 2022 (166 days) by Express Estate Agency, Nationwide





£159,950

2 bedroom end of terrace house for sale

+ Add to report

West Park Garth, Sedgefield, Stockton-On-Tees

NO LONGER ADVERTISED

Marketed from 3 Aug 2023 to 1 Feb 2024 (182 days) by Robinsons, Sedgefield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm



+ Add to report

Church View, Sedgefield, Stockton-On-Tees

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jan 2024 to 26 Feb 2024 (54 days) by Robinsons, Sedgefield



£650 pcm

2 bedroom terraced house

+ Add to report

WEST END, SEDGEFIELD, SEDGEFIELD DISTRICT, TS21

NO LONGER ADVERTISED

Marketed from 12 May 2023 to 17 May 2023 (5 days) by Dowen, Sedgefield

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: Within 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.







Call us on **0141 478 0985**



West Park Garth, Sedgefield, Stockton-on-Tees, TS21

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.

