

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Oceanview, Babbacombe,  
TQ1 3SJ

212739660

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Oceanview,  
Babbacombe Road, Babbacombe, TQ1 3SJ

This property has a potential to rent for **£798** which would provide the investor a Gross Yield of **3.4%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Oceanview, Babbacombe,  
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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Private Parking Available**

**Easy access to local amenities**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 997**

**Market Rent: £798**

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £282,000.00 and borrowing of £211,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 282,000.00

25% Deposit	£70,500.00
SDLT Charge	£10,060
Legal Fees	£1,000.00
Total Investment	£81,560.00

# 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.



Returns Based on Rental Income	£798
Mortgage Payments on £211,500.00 @ 5%	£881.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£79.80
<b>Total Monthly Costs</b>	<b>£976.05</b>
<b>Monthly Net Income</b>	<b>-£178.05</b>
<b>Annual Net Income</b>	<b>-£2,136.60</b>
<b>Net Return</b>	<b>-2.62%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£3,732.60**

Net Return **-4.58%**

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

Annual Net Income Adjusted To **-£6,366.60**

Net Return **-7.81%**

# 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 £295,000.



£295,000

## 2 bedroom flat for sale

+ Add to report

Lower Warberry Road, Torquay, Devon, TQ1 1TR

CURRENTLY ADVERTISED

Marketed from 30 Sep 2024 by John Couch The Estate Agent, Torquay

Well regarded development set within the Warberries conservation area | Large south west facing



£293,950

## 2 bedroom flat for sale

+ Add to report

Torquay

NO LONGER ADVERTISED

Marketed from 23 May 2023 to 2 Sep 2024 (467 days) by John Lake Estate Agents, Torquay


HOLIDAY LETTING PERMITTED | STUNNING SEA & COASTAL VIEWS | EPC - C | 2 BEDROOMS |



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 825 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom flat** [+ Add to report](#)

Teignmouth Road, Torquay, TQ1


**NO LONGER ADVERTISED**

Marketed from 9 Jan 2024 to 12 Jan 2024 (2 days) by OpenRent, London

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No Agent Fees | Property Reference Number: 1829995

**£825 pcm**



**2 bedroom flat** [+ Add to report](#)

Falkland Road, Avenue Lodge Falkland Road, TQ2

**NO LONGER ADVERTISED**

Marketed from 13 Nov 2024 to 14 Nov 2024 (1 days) by Absolute, Paignton

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Ground floor apartment | Two bedrooms | Modern fitted kitchen | Allocated parking | Convenient

**£800 pcm**

# 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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



**LETPROPERTY**