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# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Fig Tree Court, Canal Hill, Tiverton, EX16 4JD

211608793

www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Fig Tree Court, Canal Hill, Tiverton, EX16 4JD

This property has a potential to rent for £900 which would provide the investor a Gross Yield of 8.5% 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...







#### Fig Tree Court, Canal Hill, Tiverton, EX16 4JD

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# **Property Key Features**

1 bedroom

1 bathroom

Well Maintained Property Easy Access to Local Amenities Factor Fees: £326.07 Ground Rent: £500 Lease Length: 84 Market Rent: £900

## Lounge





## Kitchen





## Bedrooms





## Bathroom





## Exterior



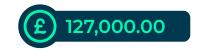






Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£31,750.00
SDLT Charge	£3,810
Legal Fees	£1,000.00
Total Investment	£36,560.00

## **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	£900
Mortgage Payments on £95,250.00 @ 5%	£396.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£326.07
Ground Rent	£42.00
Letting Fees	£90.00
Total Monthly Costs	£869.95
Monthly Net Income	£30.06
Annual Net Income	<b>£360.66</b>
Net Return	<mark>0.99</mark> %

### Return Stress Test Analysis Report





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

Annual Net Income -£1,439.34 Adjusted To

Net Return -3.94%

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

Annual Net Income -£1,040.34 Adjusted To

Net Return

-2.85%

## 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 £130,000.

E130,000	1 bedroom flat for sale	+ Add to report
	King Street, Exeter	
	Marketed from 12 Mar 2024 to 25 Nov 2024 (257 days) by Cooksleys, Exeter	
	FIRST TIME BUYER OPPORTUNITY or INVESTMENT (for a cash buyer). This one	bedroom first floor flat

	1 bedroom flat for sale	+ Add to report
	Tamara Court, 26 Gold Street, Tiverton, Devon, EX16	
	CURRENTLY ADVERTISED SOLD STC	
	Marketed from 9 Sep 2024 by Seddons, Tiverton	
£126,000	1 bedroom apartment   10 Year BuildSafe Warranty   Central location   High sp	ecification finish

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1050 based on the analysis carried out by our letting team at **Let Property Management**.





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** 



Payment history: N/A

Current term of tenancy: 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.





# Interested in this property investment?

# Call us on 0141 478 0985

www.letproperty.co.uk

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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.

