

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Higher Brook Street,  
Teignmouth, TQ14

217725092

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





## Property Description

Our latest listing is in Higher Brook Street, Teignmouth, TQ14

Get instant cash flow of **£553** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£710** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



Higher Brook Street,  
Teignmouth, TQ14

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## Property Key Features

1 bedroom

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £553

Market Rent: £710

# Lounge





# Kitchen



# Bedrooms

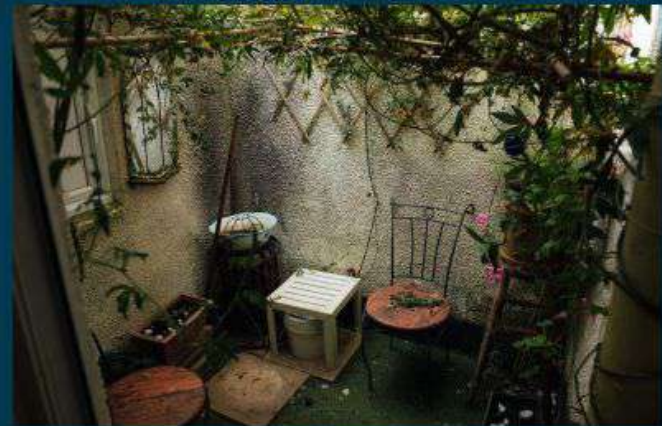


# Bathroom





# Exterior







Figures based on assumed purchase price of 121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 121,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £30,250.00 |
| SDLT Charge      | £6,050     |
| Legal Fees       | £1,000.00  |
| Total Investment | £37,300.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £553 per calendar month but the potential market rent is

£ 710

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



| Returns Based on Rental Income       | £553      | £710      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £90,750.00 @ 5% | £378.13   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | TBC       |           |
| Letting Fees                         | £55.30    | £71.00    |
| Total Monthly Costs                  | £448.43   | £464.13   |
| Monthly Net Income                   | £104.58   | £245.88   |
| Annual Net Income                    | £1,254.90 | £2,950.50 |
| Net Return                           | 3.36%     | 7.91%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,530.50**  
Adjusted To

Net Return                      **4.10%**

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

Annual Net Income      **£1,135.50**  
Adjusted To



Net Return                      **3.04%**



# 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 £150,950.

|   |   |
|---|---|
| <br>£159,950 | <div>2 bedroom maisonette for sale</div> <div>Higher Brook Street, Teignmouth, TQ14</div> <div>CURRENTLY ADVERTISED</div> <div>Marketed from 2 Apr 2025 by Chamberlains, Teignmouth</div> <div>+ Add to repor</div>                                     |
| <br>£145,000 | <div>1 bedroom apartment for sale</div> <div>Abbeyville, Winterbourne Road, Teignmouth, Devon</div> <div>NO LONGER ADVERTISED SOLD STC</div> <div>Marketed from 17 Jan 2022 to 29 Jul 2022 (192 days) by Bradleys, Teignmouth</div> <div>+ Add to</div> |

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

## 1 bedroom flat

+ Add to report

Powderham Terrace, Teignmouth, TQ14

NO LONGER ADVERTISED

Marketed from 11 Oct 2024 to 14 Dec 2024 (64 days) by OpenRent, London



£1,250 pcm

## 2 bedroom flat

+ Add to report

Powderham Terrace, Teignmouth, TQ14

NO LONGER ADVERTISED

Marketed from 16 Dec 2024 to 8 Jan 2025 (22 days) by OpenRent, London

# Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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**