

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fore Street, Kingsbridge,  
TQ7

220507141

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





## Property Description

Our latest listing is in Fore Street, Kingsbridge, TQ7

Get instant cash flow of **£900** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£978** 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...



Fore Street, Kingsbridge,  
TQ7

220507141



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Versatile Living Areas**

**Well-Equipped Kitchen**

**Factor Fees: £100.00 PM**

**Ground Rent: £17.00 PM**

**Lease Length: 154 years**

**Current Rent: £900**

**Market Rent: £978**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £168,000.00 and borrowing of £126,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 168,000.00

25% Deposit	£42,000.00
SDLT Charge	£9,260
Legal Fees	£1,000.00
Total Investment	£52,260.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 978

Returns Based on Rental Income	£900	£978
Mortgage Payments on £126,000.00 @ 5%	£525.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£17.00	
Letting Fees	£90.00	£97.80
Total Monthly Costs	£747.00	£754.80
Monthly Net Income	£153.00	£223.20
Annual Net Income	£1,836.00	£2,678.40
Net Return	3.51%	5.13%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£722.40**  
Adjusted To

Net Return                      **1.38%**

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

Annual Net Income      **£362.40**  
Adjusted To

Net Return                      **0.69%**

# 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 £180,000.



£180,000

## 2 bedroom apartment for sale

+ Add to report

Fore Street, Kingsbridge, TQ7

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Sep 2024 to 4 Jul 2025 (297 days) by GET AN OFFER, Worthing



£179,950

## 2 bedroom flat for sale

+ Add to report

Duncombe Street, Kingsbridge

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Apr 2024 to 9 Oct 2024 (169 days) by Kingsbridge Estate Agents Ltd, Kingsbridge



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,025 based on the analysis carried out by our letting team at **Let Property Management**.



£1,025 pcm

## 2 bedroom terraced house

Saffron Park, Kingsbridge

NO LONGER ADVERTISED

Marketed from 15 Jan 2025 to 12 Feb 2025 (27 days) by Kingsbridge Estate Agents Ltd, Kingsbridge

+ Add to report



£995 pcm

## 2 bedroom terraced house

Museum Court, Fore Street, Kingsbridge, Devon, TQ7

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 May 2025 to 9 Jul 2025 (40 days) by Tonks & Firkin, Worcestershire

+ Add to report

# 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



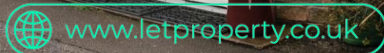
Current term of tenancy: **Moved in within the last 2 years**



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**