

LET PROPERTY PACK

INVESTMENT INFORMATION

Somerset Road, Doncaster,
DN1

223247810

 www.letproperty.co.uk





Property Description

Our latest listing is in Somerset Road, Doncaster, DN1

Get instant cash flow of **£800** per calendar month with a **9.5%** Gross Yield for investors.

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...



Somerset Road,
Doncaster, DN1

223247810



Property Key Features

2 Bedrooms

1 Bathroom

Expansive Lounge

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Lounge



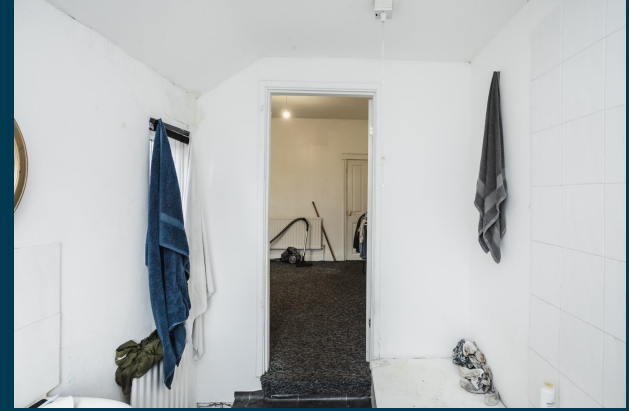
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £101,000.00 and borrowing of £75,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 101,000.00

25% Deposit	£25,250.00
SDLT Charge	£5,050
Legal Fees	£1,000.00
Total Investment	£31,300.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month.



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



Returns Based on Rental Income	£800
Mortgage Payments on £75,750.00 @ 5%	£315.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£80.00
Total Monthly Costs	£410.63
Monthly Net Income	£389.38
Annual Net Income	£4,672.50
Net Return	14.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,072.50**
Adjusted To

Net Return **9.82%**

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

Annual Net Income **£3,157.50**
Adjusted To

Net Return **10.09%**

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 £140,000.



£140,000

2 bedroom town house for sale

Larwood Grove, Edlington, Doncaster

CURRENTLY ADVERTISED

SOLD STC

Marketed from 11 Nov 2025 by Robinson Hornsby, Tickhill

+ A



£95,000

2 bedroom terraced house for sale

Oakland Terrace, Edlington, Doncaster, South Yorkshire, DN12

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jul 2025 to 31 Oct 2025 (104 days) by Your Move, Doncaster

+

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

2 bedroom terraced house

Gainsborough Drive, Doncaster, DN12

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jul 2025 to 11 Aug 2025 (41 days) by Simple Life, Simple Life

+ A



£850 pcm

2 bedroom terraced house

Broomhouse Lane, Edlington, Doncaster, South Yorkshire, DN12

NO LONGER ADVERTISED

Marketed from 20 Dec 2024 to 28 Dec 2024 (7 days) by Your Move, Doncaster

+

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
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