

LET PROPERTY PACK

INVESTMENT INFORMATION

St. John Street Bridgwater,
TA6

208501827

 www.letproperty.co.uk





Property Description

Our latest listing is in St. John Street Bridgwater, TA6

Get instant cash flow of **£2,500** per calendar month with a **9.5%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



St. John Street
Bridgwater, TA6

208501827



Property Key Features

4 Bedrooms

1 Bathroom

Modern Kitchen

Modern Bathroom

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £2,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £316,000.00 and borrowing of £237,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 316,000

25% Deposit	£79,000.00
SDLT Charge	12780
Legal Fees	£1,000.00
Total Investment	£92,780.00

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	£2,500
Mortgage Payments on £237,000.00 @ 5%	£987.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£250.00
Total Monthly Costs	£1,252.50
Monthly Net Income	£1,248
Annual Net Income	£14,970
Net Return	16.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,970**
Adjusted To

Net Return **10.75%**

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

Annual Net Income **£10,230**
Adjusted To

Net Return **11.03%**

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 £299,950.



£299,950

4 bedroom terraced house for sale

Monmouth Street, Bridgwater

+ Add to report

NO LONGER ADVERTISED SOLD STC

GRADE II LISTED HOUSE WITH AN ABUNDANCE OF CHARM & PERIOD FEATURES | FOUR/ FIVE BEDROOMS | LIVING...

SOLD PRICE HISTORY



£240,000

5 bedroom terraced house for sale

St John Street, Bridgwater, TA6

+ Add to report

NO LONGER ADVERTISED SOLD STC

Four/five bedroom older style property | The property has undergone extensive modernisation | New...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,850 based on the analysis carried out by our letting team at **Let Property Management**.



£1,850 pcm

4 bedroom terraced house

Cranleigh Gardens, Bridgwater

+ Add to report

NO LONGER ADVERTISED

Terraced Home | Four bedrooms | Fully furnished | All bills included | Company let | EPC Rating - C

SOLD PRICE HISTORY



£850 pcm

2 bedroom flat

St. John Street, Bridgwater

+ Add to report

NO LONGER ADVERTISED






This fully renovated unfurnished apartment is now available. The property can either be used as a...

Marketed from 1 May 2024 to 2 May 2024 (1 days) by Evans Estates, Bath

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: **YES**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **Within 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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208501827

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.



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