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LET PROPERTY PACK

INVESTMENT INFORMATION

Saltlands, Bridgwater, TA6

209929952

(www.letproperty.co.uk





Property Description

Our latest listing is in Saltlands, Bridgwater, TA6

Get instant cash flow of £875 per calendar month with a 4.4% Gross Yield for investors.

This property has a potential to rent for $\pm 1,100$ which would provide the investor a Gross Yield of 5.5% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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

LETPR®PERTY





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3 bedroom 1 bathroom Spacious Room Garden Ground Space

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Property Key Features

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £875 Market Rent: £1,100







Kitchen





Bedrooms









Bathroom





Exterior







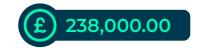






Figures based on assumed purchase price of £238,000.00 and borrowing of £178,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

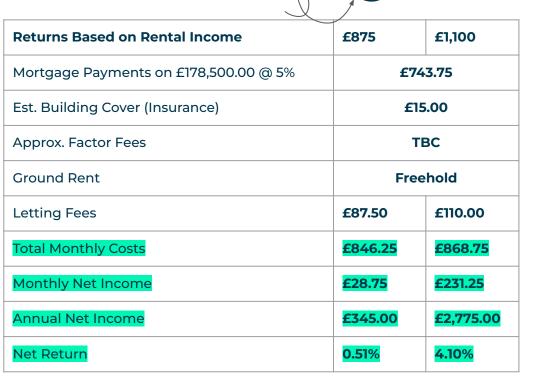


25% Deposit	£59,500.00
SDLT Charge	£7,140
Legal Fees	£1,000.00
Total Investment	£67,640.00

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. The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is





1.100

Return Stress Test Analysis Report





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

Annual Net Income **£575.00** Adjusted To

Net Return 0.85%

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

Annual Net Income -£795.00 Adjusted To

Net Return

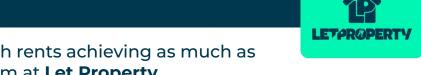
-1.18%

Sale Comparables Report

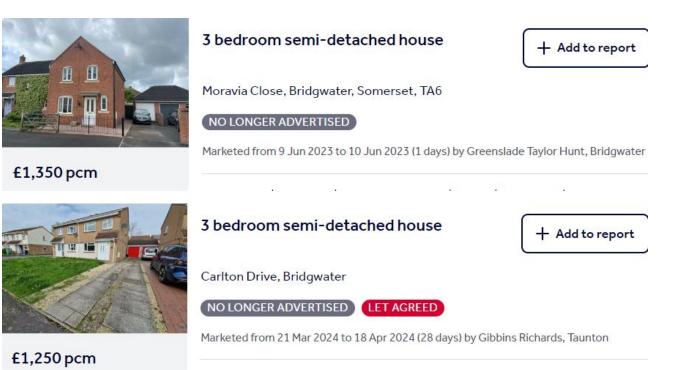
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £198,500.

E198,500	3 bedroom park home for sale + Add to report Chilton Park, Bridgwater - Add to report CURRENTLY ADVERTISED SOLD STC DETACHED PARK HOME WELL PRESENTED THROUGHOUT THREE BEDROOMS LARGE OPEN PLAN SITTING/DINING Marketed from 19 Apr 2024 by Gibbins Richards, Bridgwater
	2 bedroom semi-detached house for sale + Add to report Cariton Drive, Bridgwater + Add to report CURRENTLY ADVERTISED SOLD STC Modern Semi-Detached Property Two Bedrooms One Bathroom Living Room Fitted Kitchen Encl
£190,000	SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 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: Yes





Standard Tenancy Agreement In Place: **Yes**





Fully compliant tenancy: Yes

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.



Current term of tenancy: 3 years +

Payment history: On time for length of tenancy





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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.

