

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Bude Road, Doncaster, DN4

212691037











## **Property Description**

Our latest listing is in Bude Road, Doncaster, DN4

Get instant cash flow of £700 per calendar month with a 5.6% Gross Yield for investors.

This property has a potential to rent for £720 which would provide the investor a Gross Yield of 5.8% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Bude Road, Doncaster, DN4



3 bedroom

1 bathroom

**Spacious Room** 

**Garden Ground Space** 

**Factor Fees: Freehold** 

**Ground Rent: Freehold** 

**Lease Length: Freehold** 

**Current Rent: £700** 

Market Rent: £720

212691037

# Lounge









# Kitchen









## **Bedrooms**









# **Bathroom**





# **Exterior**









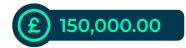
## **Initial Outlay**





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£37,500.00** 

SDLT Charge £4,500

Legal Fees £1,000.00

Total Investment £43,000.00

## **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 £700 per calendar month but the potential market rent is

£,	720

Returns Based on Rental Income	£700	£720
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£70.00	£72.00
Total Monthly Costs	£553.75	£555.75
Monthly Net Income	£146.25	£164.25
Annual Net Income	£1,755.00	£1,971.00
Net Return	4.08%	4.58%

## Return Stress Test Analysis Report





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

Annual Net Income

£531.00

Adjusted To

Net Return

1.23%

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

Annual Net Income

-£279.00

Adjusted To

Net Return

-0.65%

### 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 £155,000.



3 bedroom semi-detached house for sale

+ Add to report

Florence Avenue, Balby, Doncaster, DN4

**CURRENTLY ADVERTISED** 

Marketed from 4 Jul 2024 by The Property Hive, Bessacarr

3 bedroom semi-detached house for sale

£155,000



+ Add to repor

Westfield Road, Doncaster, DN4

NO LONGER ADVERTISED

Marketed from 16 Jun 2022 to 20 Jul 2022 (33 days) by Express Estate Agency, Nationwide

£135,000

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm



Coronation Road, Doncaster, DN4

NO LONGER ADVERTISED

Marketed from 2 Aug 2024 to 18 Sep 2024 (47 days) by OpenRent, London



£850 pcm

#### 3 bedroom semi-detached house

Victoria Road, Doncaster

NO LONGER ADVERTISED

Marketed from 8 Oct 2024 to 4 Nov 2024 (27 days) by Moss Properties Doncaster, Doncaster

+ Add to report

+ Add to report

#### **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



Current term of tenancy: 2 years+



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Bude Road, Doncaster, DN4



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.