

LET PROPERTY PACK

INVESTMENT INFORMATION

Salcombe Court Clevedon
Road, Scunthorpe, DN17
1XE

209736873

 www.letproperty.co.uk





Property Description

Our latest listing is in 4 Salcombe Court Clevedon Road, Scunthorpe, DN17 1XE

Get instant cash flow of **£525** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£667** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Scunthorpe, it will make for a reliable long term investment for an investor.

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



4 Salcombe Court
Clevedon Road,
Scunthorpe, DN17 1XE

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Spacious Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £525

Market Rent: £667

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit £31,500.00

SDLT Charge £3,780

Legal Fees £1,000.00

Total Investment £36,280.00

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 £525 per calendar month but the potential market rent is

£ 667

Returns Based on Rental Income	£525	£667
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£52.50	£66.70
Total Monthly Costs	£461.25	£475.45
Monthly Net Income	£63.75	£191.55
Annual Net Income	£765.00	£2,298.60
Net Return	2.11%	6.34%

Return **Stress Test** Analysis Report



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

Annual Net Income **£964.60**
Adjusted To

Net Return **2.66%**

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


Annual Net Income **£408.60**
Adjusted To

Net Return **1.13%**

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 £160,000.



3 bedroom end of terrace house for sale

Woodside Drive, Scunthorpe, DN17

£160,000

CURRENTLY ADVERTISED

Marketed from 23 Jan 2024 by Yopa, East Midlands & Yorkshire

NO CHAIN | Modern Three Storey End Terraced House | Three Double Bedrooms Over Upper Floors | Mas...

Sold price history:

26/10/2022	£155,000
29/06/2018	£133,999

EPC:

(Approx.) Sqft: **872 sq ft** Price (£) per sqft: **£183.51**

[+ Add to report](#)

[View floor plan](#)


[View](#)

[View](#)


Rent Comparables Report




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



£850 pcm



 [View floor plan](#)


3 bedroom terraced house

4 Trent View, Burringham, DN17 3LZ


CURRENTLY ADVERTISED

Marketed from 19 Nov 2024 by Grice and Hunter, Epworth

3 Bed middle Cottage | Charming riverside setting | Car parking | All new services, heating, K...

 Sold price history:

28/05/2024	£56,000
12/03/2024	£45,000
28/07/1995	£25,000

 EPC:

[View](#)

(Approx.) Sqft: **818 sq ft** Price (£) per sqft: **£1.04**

[+ 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**



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.



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