

LET PROPERTY PACK

INVESTMENT INFORMATION

Dean Gardens, Shildon
DL4

214692945

 www.letproperty.co.uk





Property Description

Our latest listing is in Dean Gardens, Shildon DL4

Get instant cash flow of **£650** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

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...



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Property Key Features

3 Bedrooms

1 Bathroom

Driveway

Rear Garden Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £650

Market Rent: £700

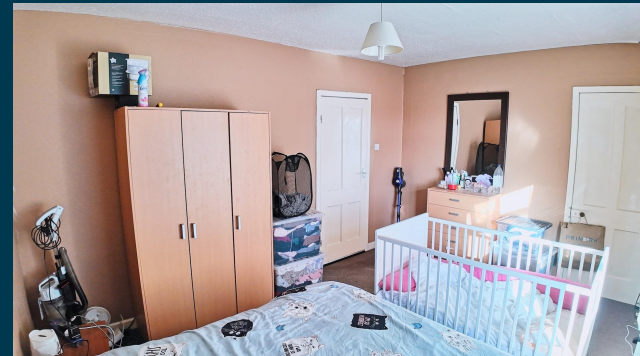
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000

25% Deposit	£34,500.00
SDLT Charge	4140
Legal Fees	£1,000.00
Total Investment	£39,640.00

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 £650 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£650	£700
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£511.25	£516.25
Monthly Net Income	£139	£184
Annual Net Income	£1,665	£2,205
Net Return	4.20%	5.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£805**
Adjusted To

Net Return **2.03%**

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

Annual Net Income **£135**
Adjusted To

Net Return **0.34%**

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 £130,000.



£130,000

2 bedroom bungalow for sale

[+ Add to report](#)

Dean Gardens, Shildon, County Durham, DL4

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 25 Dec 2022 to 10 Mar 2023 (75 days) by J W Wood, Bishop Auckland



£100,000

3 bedroom semi-detached house for sale

[+ Add to report](#)

Dean Gardens, SHILDON

NO LONGER ADVERTISED

Marketed from 14 Oct 2022 to 2 Dec 2022 (48 days) by William H. Brown, Northern Auction Centre

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

3 bedroom semi-detached house

Peppercorn Close, County Durham, DL4

CURRENTLY ADVERTISED

Marketed from 28 Feb 2025 by Intus Lettings, Manchester

+ Add to report



£625 pcm

3 bedroom semi-detached house

Highland Gardens, Shildon

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Nov 2022 to 3 Jan 2023 (57 days) by Landlords 2, Darlington

+ 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.



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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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