

LET PROPERTY PACK

INVESTMENT INFORMATION

Wood View Lane,
Poulton-le-Fylde, FY6 0LH

214986710

 www.letproperty.co.uk





Property Description

Our latest listing is in Wood View Lane, Poulton-le-Fylde, FY6 0LH

Get instant cash flow of **£675** per calendar month with a **4.5%** Gross Yield for investors.

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 make for a rewarding addition to an investors portfolio.

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



Wood View Lane,
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Property Key Features

2 Bedrooms

1 Bathroom

Well Maintained Property

Conservatory

Private Rear Garden

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £675

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £181,000.00 and borrowing of £135,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 181,000.00

25% Deposit	£45,250.00
SDLT Charge	£9,050
Legal Fees	£1,000.00
Total Investment	£55,300.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month



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	£675
Mortgage Payments on £135,750.00 @ 5%	£565.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£67.50
Total Monthly Costs	£648.13
Monthly Net Income	£26.88
Annual Net Income	£322.50
Net Return	0.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,027.50**
Adjusted To

Net Return **-1.86%**

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

Annual Net Income **-£2,392.50**
Adjusted To

Net Return **-4.33%**

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 £190,000.



£190,000

2 bedroom terraced house for sale

+ Add to report

Park Road, Poulton-Le-Fylde, FY6

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jun 2024 to 14 Mar 2025 (274 days) by Stephen Tew Estate Agents, Blackpool

Entrance vestibule, Hallway, Lounge, Dining Room, Kitchen | 2 Double Bedrooms, one with fitted wa...



£185,000

2 bedroom end of terrace house for sale

+ Add to report

Curzon Road, Poulton-Le-Fylde, FY6

CURRENTLY ADVERTISED

SOLD STC

Marketed from 5 Dec 2024 by The Square Room, Fylde Coast

**** IDEAL FIRST TIME BUYERS HOME *** STUNNING TWO BEDROOM HOME - SITUATED WALKING DISTANCE TO PO...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom end of terrace house

+ Add to report

Argyle Road, Poulton-Le-Fylde, FY6

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jul 2022 to 9 Apr 2024 (628 days) by The Market Place, Poulton-Le-Fylde

Well Presented Throughout | 2 Bedrooms | Close to Poulton Centre | Gas Central Heating | Double ...



£685 pcm

2 bedroom terraced house

+ Add to report

Styan Street, Fleetwood

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jan 2025 to 17 Feb 2025 (34 days) by Martin & Co, Blackpool

Well presented | Two bedrooms | Close to amenities | Available immediately | Excellent transport...

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.



www.letproperty.co.uk

Wood View Lane, Poulton-le-Fylde, FY6
OLH

214986710

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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