

LET PROPERTY PACK

INVESTMENT INFORMATION

Trumpet Road Cleator
CA23 3EF

217200794

 www.letproperty.co.uk





Property Description

Our latest listing is in Trumpet Road Cleator CA23 3EF

Get instant cash flow of **£390** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£613** which would provide the investor a Gross Yield of **9.1%** 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...



Trumpet Road Cleator
CA23 3EF

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Property Key Features

2 Bedrooms

1 Bathroom

Well-Maintained Property

Private rear garden

On-street Parking

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £390

Market Rent: £613

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

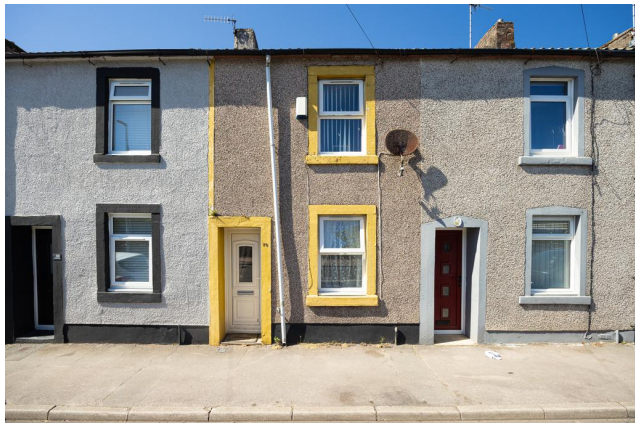
| | |
|------------------|------------|
| 25% Deposit | £20,250.00 |
| SDLT Charge | £4,050 |
| Legal Fees | £1,000.00 |
| Total Investment | £25,300.00 |

Projected Investment Return



The monthly rent of this property is currently set at £390 per calendar month but the potential market rent is

£ 613



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 | £390 | £613 |
|--------------------------------------|----------|-----------|
| Mortgage Payments on £60,750.00 @ 5% | £253.13 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | Freehold | |
| Letting Fees | £39.00 | £61.30 |
| Total Monthly Costs | £307.13 | £329.43 |
| Monthly Net Income | £82.88 | £283.58 |
| Annual Net Income | £994.50 | £3,402.90 |
| Net Return | 3.93% | 13.45% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,176.90**
Adjusted To

Net Return **8.60%**

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

Annual Net Income **£2,187.90**
Adjusted To

Net Return **8.65%**

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 £89,000.



£89,000

2 bedroom terraced house for sale

+ Add to report

Main Street, Hensingham, Whitehaven, CA28

NO LONGER ADVERTISED

Marketed from 19 Aug 2024 to 8 Apr 2025 (232 days) by Purplebricks, covering Cumbria

Central Location | Private Garden | Ideal Investment Opportunity | Spacious Accommodation | Very ...



£85,000

2 bedroom terraced house for sale

+ Add to report

Trumpet Terrace, Cleator, CA23

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Mar 2024 to 27 Nov 2024 (256 days) by YOUR MOVE - Property @ Cumbria, Whitehaven

MID TERRACED HOUSE | 2 BEDROOMS + ATTIC ROOM | CHAIN FREE | LIVING/DINING ROOM | VIEWS FROM FRONT...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom terraced house

+ Add to report

Frizington Road, Frizington, Cumbria, CA26

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Sep 2024 to 27 Sep 2024 (13 days) by YOUR MOVE - Property @ Cumbria, Whitehaven

EPC Rating C | Council Tax Band A | Security Deposit £750 | Furnished | Two Bedrooms | Close to a...



£625 pcm

2 bedroom terraced house

+ Add to report

Main Street, Hensingham, Whitehaven, Cumbria, CA28

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Mar 2025 to 28 Apr 2025 (27 days) by YOUR MOVE - Property @ Cumbria, Whitehaven

EPC Rating E | Council Tax Band A | Security Deposit £720 | Furnished | Two Bedrooms | Close to S...

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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