

LET PROPERTY PACK

INVESTMENT INFORMATION

Blagdon Terrace, Seaton
Burn, Newcastle Upon
Tyne, NE13

219097090

 www.letproperty.co.uk





Property Description

Our latest listing is in Blagdon Terrace, Seaton Burn, Newcastle Upon Tyne, NE13

This property has a potential to rent for **£815** which would provide the investor a Gross Yield of **9.78%** 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

2 Bedrooms

1 Bathroom

Ideal for First-Time Buyers

Private Driveway Parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £815

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£815
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£81.50
Total Monthly Costs	£455.88
Monthly Net Income	£359.13
Annual Net Income	£4,309.50
Net Return	12.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,679.50**
Adjusted To

Net Return **7.55%**

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



Annual Net Income **£2,584.50**
Adjusted To

Net Return **7.28%**

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 £120,000.

 £120,000	<div>2 bedroom terraced house for sale</div> <div>Western Terrace, Dudgey, NE23</div> <div>NO LONGER ADVERTISED SOLD STC</div> <div>Marketed from 23 Apr 2024 to 16 Aug 2024 (115 days) by Alexander Hudson Estates, Newcastle</div> <div>Two bedroom, terraced family home. Well presented and maintained throughout. Low maintenance ...</div>	<div>+ Add to report</div>
 £117,000	<div>2 bedroom terraced house for sale</div> <div>Fairhaven Way, Cramlington</div> <div>NO LONGER ADVERTISED SOLD STC</div> <div>Marketed from 2 Mar 2024 to 12 Sep 2024 (194 days) by Rook Matthews Sayer, Bedlington</div> <div>Two bedrooms Modern presentation throughout Newly developed estate Good road and transport ...</div>	<div>+ Add to report</div>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£950 pcm</p>	<p>2 bedroom terraced house</p> <p>Lavender Way, West Meadows, Cramlington, Northumberland, NE23 8FN</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 23 Jan 2025 to 24 Feb 2025 (31 days) by Pattinson Estate Agents, Cramlington</p> <p>Two Bedrooms Beautifully presented Great location Modern property</p>
 <p>£850 pcm</p>	<p>2 bedroom terraced house</p> <p>Great North Road, Brunton Park, Newcastle Upon Tyne</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 16 Apr 2025 to 16 Apr 2025 by Jan Forster Estates, Gosforth</p> <p>Terraced House Available NOW Unfurnished Council Tax Band *C* Rear Garden Two Bedrooms ...</p>

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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