

LET PROPERTY PACK

INVESTMENT INFORMATION

Tiverton Square, Thorney
Close, Sunderland, SR3 4PJ

219390535

 www.letproperty.co.uk





Property Description

Our latest listing is in Tiverton Square, Thorney Close, Sunderland, SR3 4PJ

Get instant cash flow of **£650** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£727** which would provide the investor a Gross Yield of **8.72%** if the rent was increased to market rate.

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...



Tiverton Square, Thorney
Close, Sunderland, SR3
4PJ

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Property Key Features

3 Bedrooms

1 Bathroom and a separate WC

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £727

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



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 727



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



Returns Based on Rental Income	£650	£727
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£72.70
Total Monthly Costs	£439.38	£447.08
Monthly Net Income	£210.63	£279.93
Annual Net Income	£2,527.50	£3,359.10
Net Return	7.12%	9.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,905.10**
Adjusted To

Net Return **5.37%**

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

Annual Net Income **£1,634.10**
Adjusted To

Net Return **4.60%**

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 £119,995.



£119,995

3 bedroom semi-detached house for sale

+ Add to report

Premier Road, Plains Farm, Sunderland

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 May 2024 to 14 Nov 2024 (177 days) by Good Life Homes Sales and Lettings, Sunderland

ATTRACTIVE EXTENDED 3 DOUBLE BEDROOM FAMILY HOME | EXTENDED TO FRONT, SIDE & REAR | GARAGE AND ...



£119,950

3 bedroom semi-detached house for sale

+ Add to report

Allendale Road, Farrington

CURRENTLY ADVERTISED

Marketed from 10 Jun 2025 by Andrew Craig, Sunderland

Nearby To Silksworth Lake & Park For Scenic Walks | Fantastic First Time Home - Attractively Pric...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom semi-detached house

+ Add to report

Galashiels Road, Grindon, Sunderland

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 May 2025 to 13 Jun 2025 (30 days) by Peter Heron Residential Sales and Lettings, Sunderland

Semi Detached Home | 3 Bedrooms | Gardens Front & Rear | Popular Location | Available Immediately...



£735 pcm

3 bedroom semi-detached house

+ Add to report

Palmstead Road, Sunderland, SR4

NO LONGER ADVERTISED

Marketed from 27 Feb 2025 to 4 Mar 2025 (4 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2399698

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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Sunderland, SR3 4PJ

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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.



LETPROPERTY