

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashford Rd, Mutley,
Plymouth, PL4 7BN

211022534

 www.letproperty.co.uk





Property Description

Our latest listing is in Ashford Rd, Mutley, Plymouth, PL4 7BN

Get instant cash flow of **£1,650** per calendar month with a **8.43%** Gross Yield for investors.

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

5 Bedrooms

1 Bathroom

HMO

Private Garage Parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £270,000.00 and borrowing of £202,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 270,000.00

25% Deposit £67,500.00

SDLT Charge £17,000

Legal Fees £1,000.00

Total Investment £85,500.00

Projected Investment Return



The monthly rent of this property is currently set at £1,650 per calendar month



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



Returns Based on Rental Income	£1,650
Mortgage Payments on £202,500.00 @ 5%	£843.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£165.00
Total Monthly Costs	£1,023.75
Monthly Net Income	£626.25
Annual Net Income	£7,515.00
Net Return	8.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,215.00**
Adjusted To

Net Return **4.93%**

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

Annual Net Income **£3,465.00**
Adjusted To

Net Return **4.05%**

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 £284,750.



£284,750

5 bedroom terraced house for sale

+ Add to report

Hermitage Road, Plymouth, Devon

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 May 2025 to 29 May 2025 (4 days) by Homewise, Covering Devon

ONLY OVER 60s are eligible for the Home for Life from Homewise (incorporating a Lifetime Lease) |...



£280,000

5 bedroom terraced house for sale

+ Add to report

Edith Avenue, Plymouth

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2024 to 7 Nov 2024 (154 days) by Julian Marks, Plymouth

Period terraced family home | Flexible accommodation | Lounge & Dining room | Kitchen/breakfast r...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,995 based on the analysis carried out by our letting team at **Let Property Management**.



£1,995 pcm

5 bedroom terraced house

Verden Close, Plymouth, PL3

NO LONGER ADVERTISED

Marketed from 25 Jul 2024 to 12 Oct 2024 (78 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2167509

+ Add to report



£1,900 pcm

5 bedroom terraced house

Prince Maurice Road, Plymouth, Devon, PL4

CURRENTLY ADVERTISED

Marketed from 7 Aug 2025 by Your Move Lettings, Plymouth

A stunning five Double Bedroom House, with all en suite bedrooms. The property is situated in a v...

+ 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: **3 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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