

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Fonteyn Place, Standley, DH9

220432072











#### **Property Description**

Our latest listing is in Fonteyn Place, Standley, DH9

Get instant cash flow of £600 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £732 which would provide the investor a Gross Yield of 7.3% 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...







Fonteyn Place, Standley, DH9



3 Bedrooms

1 Bathroom

Fully-Equipped Kitchen with Dining Area

**Large Lounge** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

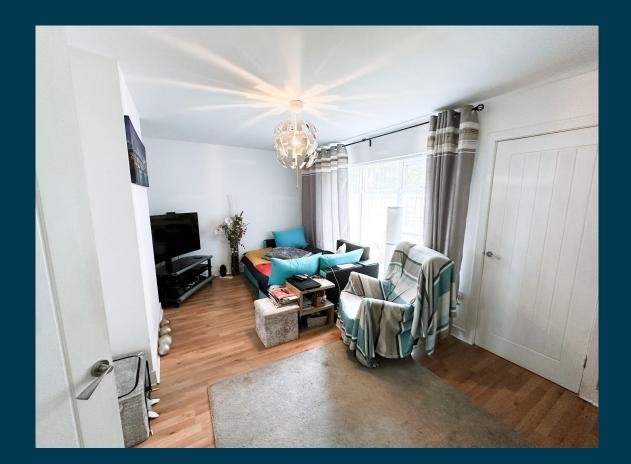
**Current Rent: £600** 

Market Rent: £732

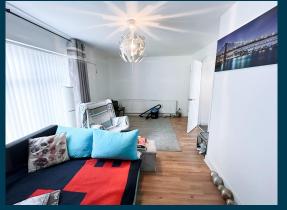
220432072

# Lounge









# Kitchen









## **Bedrooms**









# Bathroom





## **Exterior**









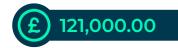
## **Initial Outlay**





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£30,250.00** 

SDLT Charge £6,050

Legal Fees £1,000.00

Total Investment £37,300.00

#### **Projected Investment Return**





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

The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is



Returns Based on Rental Income	£600	£732
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£60.00	£73.20
Total Monthly Costs	£453.13	£466.33
Monthly Net Income	£146.88	£265.68
Annual Net Income	£1,762.50	£3,188.10
Net Return	<b>4.73</b> %	8.55%

#### Return Stress Test Analysis Report





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

Annual Net Income

£1,724.10

Adjusted To

Net Return

4.62%

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

Annual Net Income

£1,373.10

Adjusted To

Net Return

3.68%

#### 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 £110,000.



3 bedroom end of terrace house for sale

+ Add to report

Bronte Place, Stanley, Durham, DH9

**CURRENTLY ADVERTISED** 

Marketed from 1 Sep 2025 by YOUR MOVE Chris Stonock, Chester Le Street

£110,000



+ Add to report

Potter Place, Stanley, County Durham, DH9

CURRENTLY ADVERTISED SOLD STC

Marketed from 17 Jan 2025 by Pro Investment Properties Ltd, Redcar

£110,000

### 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**.



3 bedroom semi-detached house

+ Add to report

Wooler Drive, The Middles, Stanley, Durham, DH9

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jul 2024 to 20 Aug 2024 (24 days) by Reeds Rains, Stanley

£950 pcm

3 bedroom semi-detached house

+ Add to report

Cheviot Terrace, Stanley, DH9

NO LONGER ADVERTISED

Marketed from 6 Mar 2025 to 15 Apr 2025 (40 days) by OpenRent, London

£850 pcm

#### **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: 6 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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Fonteyn Place, Standley, DH9



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.