

LET PROPERTY PACK

INVESTMENT INFORMATION

Ellacombe Rd TQ1 3AU

221229299

 www.letproperty.co.uk





Property Description

Our latest listing is in Ellacombe Rd TQ1 3AU

Get instant cash flow of **£800** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£912** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Ellacombe Rd TQ1 3AU

221229299



Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 995 years

Current Rent: £800

Market Rent: £912

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 178,000

25% Deposit	£44,500.00
SDLT Charge	£9,960
Legal Fees	£1,000.00
Total Investment	£55,460.00

Projected Investment Return



The monthly rent of this property is currently set at £800.00 per calendar month but the potential market rent is

£ 912

Returns Based on Rental Income	£800.00	£912.00
Mortgage Payments on £133,500.00 @ 5%	£556.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£80.00	£91.20
Total Monthly Costs	£651.25	£662.45
Monthly Net Income	£148.75	£249.55
Annual Net Income	£1,785.00	£2,994.60
Net Return	3.22%	5.40%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,170.60**
Adjusted To

Net Return **2.11%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£324.60**
Adjusted To

Net Return **0.59%**

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 £185,000.



£185,000

2 bedroom ground floor flat for sale

Castle Road, Torquay

NO LONGER ADVERTISED

Marketed from 17 May 2023 to 29 Feb 2024 (288 days) by Connells, Torquay

+ Add to report



£184,995

2 bedroom apartment for sale

St. Ives Court, Furzehill Road, Torquay

NO LONGER ADVERTISED

Marketed from 28 Jun 2025 to 3 Oct 2025 (97 days) by Daniel Hobbin Estate Agents, Torquay

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom maisonette

Pennsylvania Road, TORQUAY

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jul 2024 to 10 Sep 2024 (62 days) by Connells Lettings, Torquay

+ Add to report



£895 pcm

2 bedroom flat

St. Michaels Terrace, Torquay, TQ1

NO LONGER ADVERTISED

Marketed from 12 Nov 2024 to 17 Dec 2024 (35 days) by OpenRent, London

+ Add to report

Current Tenant Profile



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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