

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Ellacombe Rd TQ1 3AU

221229299











## **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



# **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



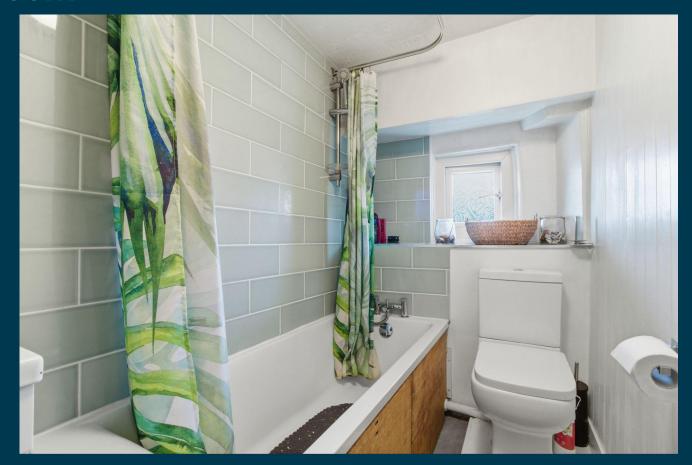






# Bathroom





# **Exterior**







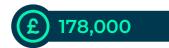
## **Initial Outlay**





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**



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



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	ТВС	
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	<b>3.22</b> %	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.



#### 2 bedroom ground floor flat for sale

+ Add to report

Castle Road, Torquay

#### NO LONGER ADVERTISED

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



£184,995

#### 2 bedroom apartment for sale

+ Add to report

St. Ives Court, Furzehill Road, Torquay

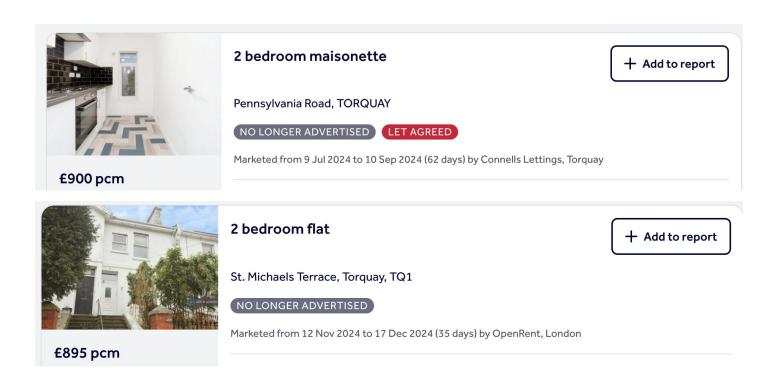
#### NO LONGER ADVERTISED

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

## **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**.



### **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



Current term of tenancy: **Moved in** within the last 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Ellacombe Rd TQ1 3AU



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.