

LET PROPERTY PACK

INVESTMENT INFORMATION

Kimblesworth Walk, Stockton-on-Tees, TS19

221686550











Property Description

Our latest listing is in Kimblesworth Walk, Stockton-on-Tees, TS19

Get instant cash flow of £575 per calendar month with a 6.8% Gross Yield for investors.

This property has a potential to rent for £722 which would provide the investor a Gross Yield of 8.6% if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







Kimblesworth Walk, Stockton-on-Tees, TS19



3 Bedrooms

1 Bathroom

Expansive Lounge

Well-Appointed Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £575

Market Rent: £722

Lounge







Kitchen







Bedrooms



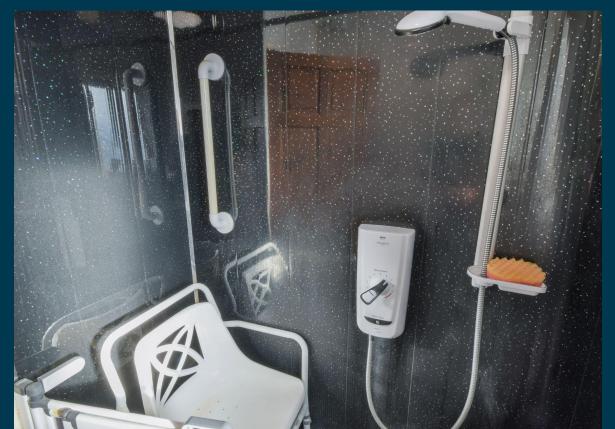






Bathroom









Exterior





Initial Outlay





Figures based on assumed purchase price of £101,000.00 and borrowing of £75,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£25,250.00**

SDLT Charge £5,050

Legal Fees £1,000.00

Total Investment £31,300.00

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 £575 per calendar month but the potential market rent is



Returns Based on Rental Income	£575	£722
Mortgage Payments on £75,750.00 @ 5%	£315.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£57.50	£72.20
Total Monthly Costs	£388.13	£402.83
Monthly Net Income	£186.88	£319.18
Annual Net Income	£2,242.50	£3,830.10
Net Return	7.16 %	12.24%

Return Stress Test Analysis Report





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

£2,386.10

Annual Net Income

Adjusted To

Net Return

7.62%

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

Annual Net Income

£2,315.10

Adjusted To

Net Return

7.40%

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 £195,000.



3 bedroom end of terrace house for sale



Nightingale Drive, Stockton-On-Tees

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jun 2024 to 27 Dec 2024 (181 days) by Manners & Harrison, Stockton On





3 bedroom end of terrace house for sale



Bevan Close, Stockton-On-Tees, TS19 8RF

CURRENTLY ADVERTISED

SOLD STC

Marketed from 18 Jun 2025 by Gowland White, Stockton-On-Tees

£130,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £860 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

+ Add t

Kepier Close, Stockton-On-Tees, TS19

NO LONGER ADVERTISED

Marketed from 29 Jul 2025 to 30 Jul 2025 by OpenRent, London





Hart Close, Stockton-On-Tees, TS19



NO LONGER ADVERTISED

Marketed from 13 Dec 2024 to 2 Jan 2025 (19 days) by OpenRent, London

£775 pcm

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** 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**



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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.

