

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Twelfth Street, Peterlee,
SR8 4QH

228036999





PROPERTY DESCRIPTION

Our latest listing is in Twelfth Street, Peterlee, SR8 4QH

Rent currently agreed with tenant of **£475** per calendar month which calculates to a **13.0%** Gross Yield for investors.

This property has a potential to rent for **£548** which would provide the investor a Gross Yield of **14.9%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Twelfth Street, Peterlee,
SR8 4QH

228036999

Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £475

Market Rent: £548

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£44,000

10% Deposit (£5,000 Minimum) **£5,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£11,000**

Purchase Balance **£39,000**

SDLT Charge **£2,200**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£42,200**

Your total all in costs would be ~£42,200 after taxes and fees based on a purchase price of £44,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £55,000.



£55,000

3 bedroom terraced house for sale

+ Add to report

Twelfth Street, Horden, Peterlee, Durham, SR8 4QH

CURRENTLY ADVERTISED

Marketed from 14 Aug 2025 by Pattinson Estate Agents, Peterlee



£55,000

3 bedroom terraced house for sale

+ Add to report

Twelfth Street, Horden, Peterlee, Durham, SR8 4QH

CURRENTLY ADVERTISED

Marketed from 12 Aug 2026 by Pattinson Estate Agents, Peterlee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our lettings team.



£575 pcm

3 bedroom terraced house

+ Add to report

Twelfth Street, Peterlee, County Durham, SR8

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Feb 2026 to 20 Apr 2026 (51 days) by Downen, Peterlee



£550 pcm

3 bedroom terraced house

+ Add to report

Twelfth Street, Horden

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jan 2025 to 14 Apr 2025 (82 days) by Bridgfords Lettings, Washington



Interested in this
property investment?

Call us on
0161 394 2637

Twelfth Street, Peterlee, SR8 4QH

PROPERTY ID: 228036999

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.