

LET PROPERTY PACK

INVESTMENT INFORMATION

Tweed Avenue, Morpeth,
NE61

225309718

 www.letproperty.co.uk





Property Description

Our latest listing is in Tweed Avenue, Ellington, Morpeth, NE61

Get instant cash flow of **£800** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,000

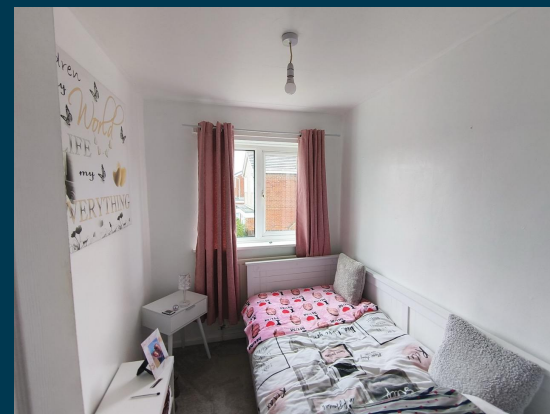
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit	£36,250.00
SDLT Charge	£7,650
Legal Fees	£1,000.00
Total Investment	£44,900.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,000



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



Returns Based on Rental Income	£800	£1,000
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£80.00	£100.00
Total Monthly Costs	£548.13	£568.13
Monthly Net Income	£251.88	£431.88
Annual Net Income	£3,022.50	£5,182.50
Net Return	6.73%	11.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,182.50**
Adjusted To

Net Return **7.09%**

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

Annual Net Income **£3,007.50**
Adjusted To

Net Return **6.70%**

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 £175,000.



£175,000

3 bedroom semi-detached house for sale

+ Add to report

Linden Way, Ellington, Morpeth, NE61

NO LONGER ADVERTISED **SOLD STC**

Marketed from 25 Mar 2025 to 16 Jul 2025 (112 days) by Brunton Residential, Morpeth



£165,000

3 bedroom semi-detached house for sale

+ Add to report

Bowmont, Ellington, Morpeth, Northumberland, NE61 5LT

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 Jan 2022 to 25 Mar 2022 (64 days) by Pattinson Estate Agents, Ashington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

3 bedroom detached house

+ Add to report

Sycamore Drive, Ellington, Morpeth, Northumberland, NE61 5BY

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Mar 2026 to 4 Apr 2026 (6 days) by Pattinson Estate Agents, Ashington



£1,000 pcm

3 bedroom semi-detached house

+ Add to report

Mulberry Grove, Saxon Vale, Ellington, Morpeth, NE61

NO LONGER ADVERTISED

Marketed from 29 Aug 2025 to 29 Aug 2025 by George F.White, Alnwick


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: **7 year+**

 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.



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.



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