

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Copley Close,  
Stockton-on-Tees, TS19

227330146

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Copley Close, Stockton-on-Tees, TS19

Get instant cash flow of **£550** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£738** which would provide the investor a Gross Yield of **9.3%** 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...**



Copley Close,  
Stockton-on-Tees, TS19

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: 0**

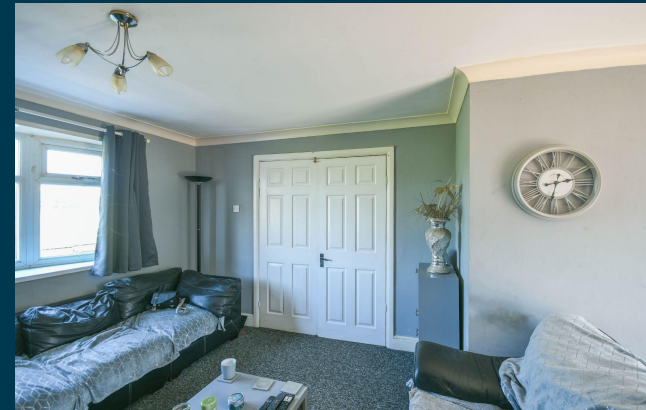
**Ground Rent: Freehold**

**Lease Length: Freehold**

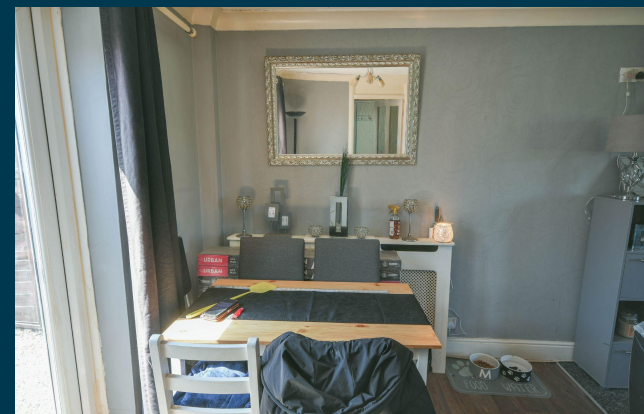
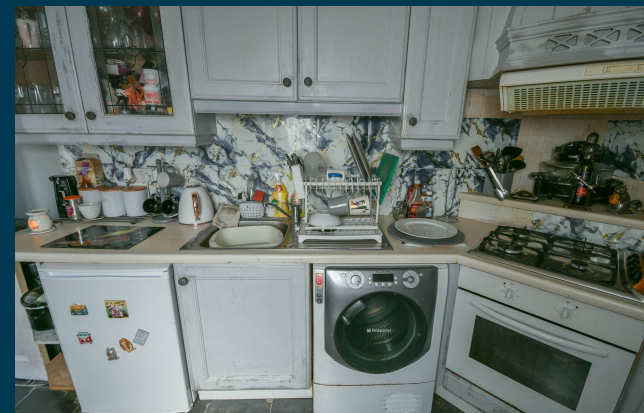
**Current Rent: £550**

**Market Rent: £738**

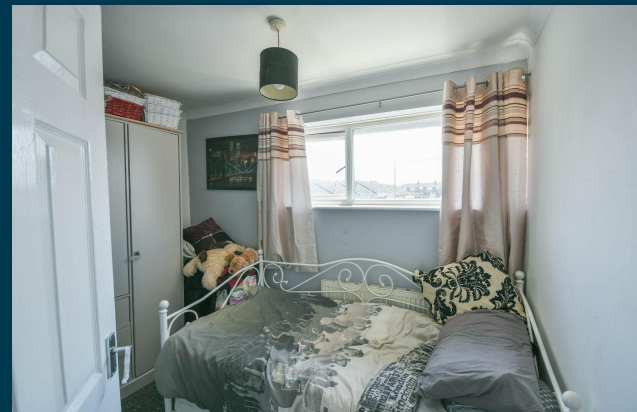
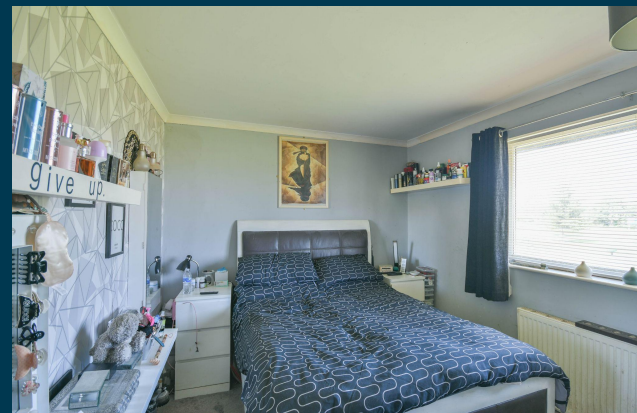
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£4,750
Legal Fees	£1,000.00
Total Investment	£29,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 738

Returns Based on Rental Income	£550	£738
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£73.80
<b>Total Monthly Costs</b>	<b>£366.88</b>	<b>£385.68</b>
<b>Monthly Net Income</b>	<b>£183.13</b>	<b>£352.33</b>
<b>Annual Net Income</b>	<b>£2,197.50</b>	<b>£4,227.90</b>
<b>Net Return</b>	<b>7.45%</b>	<b>14.33%</b>

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      **£2,751.90**  
Adjusted To

Net Return                      **9.33%**

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

Annual Net Income      **£2,802.90**  
Adjusted To

Net Return                      **9.50%**

# 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 £140,000.



£140,000

## 3 bedroom end of terrace house for sale

+ Add to report

Bourneville Drive, Stockton-on-Tees, TS19

CURRENTLY ADVERTISED

Marketed from 15 May 2026 by Purplebricks, covering Teesside



£138,000

## 3 bedroom terraced house for sale

+ Add to report

Port Sunlight Grove, Stockton, Stockton-on-Tees, Durham, TS19 8LE

NO LONGER ADVERTISED

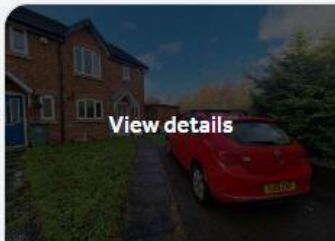
SOLD STC

Marketed from 11 Nov 2024 to 29 Jun 2026 (594 days) by Pattinson Estate Agents, Stockton-On-Tees

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

## 3 bedroom end of terrace house

+ Add to report

Poppy Lane, Stockton-On-Tees, Durham, TS19

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Nov 2023 to 2 Apr 2026 (857 days) by Acorn Lettings and Sales, Stockton-On-Tees



£850 pcm

## 3 bedroom semi-detached house

+ Add to report

Briardene Court, Stockton-On-Tees, Durham, TS19

CURRENTLY ADVERTISED

Marketed from 8 Apr 2024 by Acorn Lettings and Sales, Stockton-On-Tees

# 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: **9 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.



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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.



**LETPROPERTY**