

LET PROPERTY PACK

INVESTMENT INFORMATION

Ottery St Mary, EX11 1XY

221584535











Property Description

Our latest listing is in Ottery St Mary, EX11 1XY

Get instant cash flow of £850 per calendar month with a 4.3% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 5.8% 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...







Ottery St Mary, EX11 1XY



Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

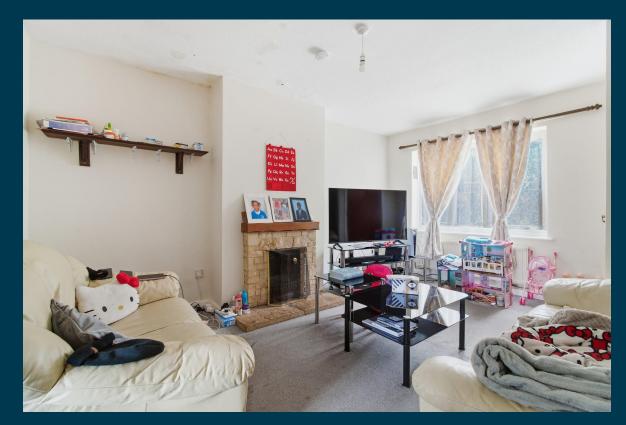
Lease Length: Freehold

Current Rent: £850

Market Rent: £1,150

Lounge









Kitchen









Bedrooms



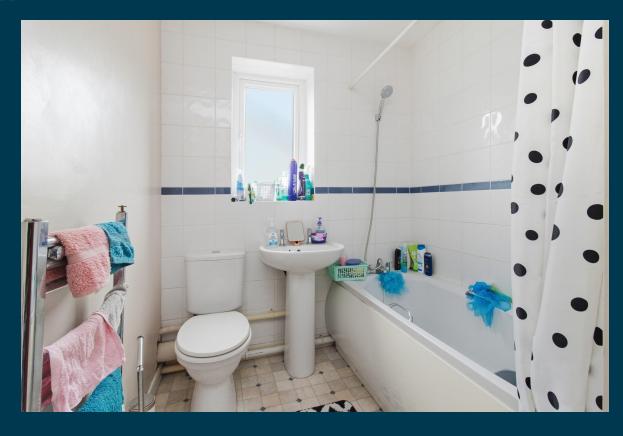






Bathroom





Exterior









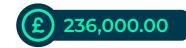
Initial Outlay





Figures based on assumed purchase price of £236,000.00 and borrowing of £177,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£59,000.00**

SDLT Charge £14,020

Legal Fees £1,000.00

Total Investment £74,020.00

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 £850.00 per calendar month but the potential market rent is



Returns Based on Rental Income	£850.00	£1,150.00
Mortgage Payments on £177,000.00 @ 5%	£737.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£85.00	£115.00
Total Monthly Costs	£837.50	£867.50
Monthly Net Income	£12.50	£282.50
Annual Net Income	£150.00	£3,390.00
Net Return	0.20%	4.58 %

Return Stress Test Analysis Report





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

Annual Net Income

£1,090.00

Adjusted To

Net Return

1.47%

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

Annual Net Income

-£150.00

Adjusted To

Net Return

-0.20%

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 £220,000.



3 bedroom terraced house for sale

+ Add to report

Mill Street, Ottery St Mary

NO LONGER ADVERTISED

Marketed from 5 May 2023 to 13 Dec 2023 (222 days) by Hall & Scott, Ottery St. Mary

£220,000

3 bedroom terraced house for sale

+ Add to report

Mill Street, Ottery St Mary

NO LONGER ADVERTISED

SOLD STC

£200,000

Marketed from 13 May 2025 to 13 May 2025 by Redferns, Ottery St Mary

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom end of terrace house

+ Add to report

Mill Street, Ottery St Mary

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Sep 2023 to 17 Nov 2023 (53 days) by Redferns, Sidmouth





+ Add to report

19 MILL STREET, OTTERY ST MARY

NO LONGER ADVERTISED

Marketed from 14 Nov 2023 to 22 Nov 2023 (7 days) by Hall & Scott, Ottery St. Mary

£900 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 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**



Ottery St Mary, EX11 1XY



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.