

LET PROPERTY PACK

INVESTMENT INFORMATION

Station Road Buckfastleigh
TQ11 0BU

226526252

 www.letproperty.co.uk





Property Description

Our latest listing is in Station Road
Buckfastleigh TQ11 0BU

Get instant cash flow of **£840** er calendar
month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£979**
which would provide the investor a Gross Yield
of **5.9%** 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...**



Station Road
Buckfastleigh TQ11 0BU

226526252



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £840

Market Rent: £979

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 204,000

SDLT Charge	£11,780
Legal Fees	£1,000
Total Investment	£216,780

Projected Investment Return



The monthly rent of this property is currently set at £840.00 per calendar month but the potential market rent is

£ 979

Returns Based on Rental Income	£840.00	£979.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£84.00	£97.90
Total Monthly Costs	£99.00	£112.90
Monthly Net Income	£741.00	£866.10
Annual Net Income	£8,892.00	£10,393.20
Net Return	4.10%	4.79%

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 **£8,435**
Adjusted To

Net Return **3.89%**

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 £200,000.



£200,000

3 bedroom end of terrace house for sale

+ Add to report

Strode Road, Buckfastleigh, Devon

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Feb 2025 to 2 Sep 2025 (186 days) by Bradleys, Newton Abbot



£191,000

3 bedroom semi-detached house for sale

+ Add to report

Kingcome Court, Fore Street, Buckfastleigh, Devon

NO LONGER ADVERTISED

Marketed from 23 Apr 2025 to 27 Jun 2025 (64 days) by Homewise, Covering Devon

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom semi-detached house

+ Add to report

Chapel Street, Buckfastleigh

NO LONGER ADVERTISED LET AGREED

Marketed from 16 May 2024 to 24 Jul 2024 (68 days) by Howard Douglas, Ashburton



£850 pcm

3 bedroom semi-detached house

+ Add to report

Croppins Court, Buckfastleigh






NO LONGER ADVERTISED LET AGREED

Marketed from 20 Jul 2024 to 7 Oct 2024 (78 days) by Howard Douglas, Ashburton

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: **4 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.



Station Road Buckfastleigh TQ11 0BU

PROPERTY ID: 12345678

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.



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