

LET PROPERTY PACK

INVESTMENT INFORMATION

Duncombe Terrace,
Ferryhill, DL17

229088982

 www.letproperty.co.uk





Property Description

Our latest listing is in Duncombe Terrace, Ferryhill, DL17

Get instant cash flow of **£650.00** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£800.00** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Duncombe Terrace,
Ferryhill, DL17

229088982



Property Key Features

3 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £650.00 PM

Market Rent: £800.00 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of 103,500.

ASSUMED PURCHASE PRICE

£ 103,500

SDLT Charge

£5,175

Legal Fees

£1,000

Total Investment

£109,675

Projected Investment Return



The monthly rent of this property is currently set at £650.00 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£650.00	£800.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£65.00	£80.00
Total Monthly Costs	£80.00	£95.00
Monthly Net Income	£570.00	£705.00
Annual Net Income	£6,840.00	£8,460.00
Net Return	6.24%	7.71%

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 **£6,860**
Adjusted To

Net Return **6.25%**

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 £135,000.



£135,000

3 bedroom semi-detached house for sale

Corscombe Close, Ferryhill

CURRENTLY ADVERTISED

Marketed from 23 Jul 2026 by Robinsons, Spennymoor

+ Add to repo



£120,000

3 bedroom semi-detached house for sale

Corscombe Close, Ferryhill, County Durham, DL17

NO LONGER ADVERTISED UNDER OFFER

Marketed from 17 Jan 2025 to 11 Nov 2025 (297 days) by Downen, Spennymoor, covering Bishop Aucklan

+ Add to repo

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,010 based on the analysis carried out by our letting team at **Let Property Management**.



£1,010 pcm

3 bedroom terraced house

Harebell Meadows, Stockton-On-Tees, TS21

NO LONGER ADVERTISED

Marketed from 10 Apr 2026 to 24 Apr 2026 (13 days) by Ascend Living, UK, Ascend

+ Add to report



£595 pcm

3 bedroom terraced house

Duncombe Terrace, Ferryhill, Co Durham

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jul 2025 to 11 Sep 2025 (43 days) by Robinsons, Spennymoor

+ Add to report

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: **Moved in within the last 2 years**



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.



www.letproperty.co.uk

Duncombe Terrace, Ferryhill, DL17

PROPERTY ID: 229088982

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