LET PROPERTY PACK

INVESTMENT INFORMATION

Tindale Crescent, Bishop
Auckland, DL14

229716847

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Tindale Crescent, Bishop Auckland, DL14

Get instant cash flow of **£650** per calendar month with a **9.8%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** 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...



Tindale Crescent, Bishop Auckland, DL14

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Property Key Features

2 bedrooms

1 bathroom

Dual Living Area

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £650

Market Rent: £700

Lounge







Kitchen





Bedrooms







Bathroom





Exterior







Initial Outlay



Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	**£20,000.00**
SDLT Charge	**£4,000**
Legal Fees	**£1,000.00**
Total Investment	**£25,000.00**

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is £700

Returns Based on Rental Income	£650	£700
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£330.00	£335.00
Monthly Net Income	£320.00	£365.00
Annual Net Income	£3,840.00	£4,380.00
Net Return	15.36%	17.52%

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 Adjusted To	**£2,980.00**
Net Return	**11.92%**

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

Annual Net Income Adjusted To	**£3,180.00**
Net Return	**12.72%**

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 £90,000.



£90,000

2 bedroom semi-detached house for sale

+ Add to report

Cheesmond Avenue, Bishop Auckland, Durham, DL14

NO LONGER ADVERTISED SOLD STC

Marketed from 13 Jun 2024 to 17 Apr 2025 (307 days) by Ryan James Estate Agents, Bishop Auckland



£85,000

2 bedroom terraced house for sale

+ Add to report

Musgrave Street, St. Helen Auckland

NO LONGER ADVERTISED

Marketed from 28 Jan 2026 to 22 Apr 2026 (83 days) by Venture Properties, Crook

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom end of terrace house

+ Add to report

Grange Avenue, Bishop Auckland

NO LONGER ADVERTISED

Marketed from 27 Nov 2024 to 18 Dec 2024 (20 days) by Kan-Move, County Durham



£725 pcm

2 bedroom barn conversion

+ Add to report

Low Etherley, Bishop Auckland, County Durham, DL14

NO LONGER ADVERTISED LET AGREED

Marketed from 1 Feb 2025 to 12 Jun 2025 (131 days) by J W Wood, Durham City

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.



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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.

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