TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

The Avenue, Seaham, SR7



229259745

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in The Avenue, Seaham, SR7

Rent currently agreed with tenant of **£550** per calendar month which calculates to a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



The Avenue, Seaham, SR7

229259745

Property Key Features

- 3 Bedrooms
- 1 Bathroom
- Spacious Rooms
- Easy Access to Local Amenities

- Factor Fees: In Legal Pack
- Ground Rent: In Legal Pack
- Lease Length: In Legal Pack
- Current Rent: £550
- Market Rent: £750

Lounge







Kitchen







Bedrooms







Bathroom





Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£104,000

10% Deposit (£5,000 Minimum)	**£10,400**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£16,400**
Purchase Balance	**£93,600**
SDLT Charge	**£5,200**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£99,800**

Your total all in costs would be ~£99,800 after taxes and fees based on a purchase price of £104,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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.



3 bedroom terraced house for sale

+ Add to report

The Avenue, Seaham, Durham, SR7 8BE

CURRENTLY ADVERTISED

Marketed from 21 Sep 2026 by Kimmitt and Roberts, Seaham

£140,000



3 bedroom end of terrace house for sale

+ Add to report

The Avenue, Seaham, Durham, SR7 8BG

CURRENTLY ADVERTISED SOLD STC

Marketed from 11 Sep 2026 by Kimmitt and Roberts, Seaham

£130,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our lettings team.



3 bedroom terraced house

+ Add to report

The Avenue, Seaham, County Durham, SR7

NO LONGER ADVERTISED | LET AGREED

Marketed from 28 Jul 2026 to 27 Oct 2026 (90 days) by Three Oaks Estates, Chigwell

£825 pcm



3 bedroom house

+ Add to report

Windermere Road, Seaham

NO LONGER ADVERTISED

Marketed from 28 Aug 2026 to 10 Sep 2026 (13 days) by BETTER HOMES NORTH EAST LTD, Washington

£795 pcm



The Avenue, Seaham, SR7

PROPERTY ID: 229259745

Interested in this **property investment?**

Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.