

LET PROPERTY PACK

INVESTMENT INFORMATION

Sandgate, Coxhoe,
Durham, DH6 4LB

225779868

 www.letproperty.co.uk





Property Description

Our latest listing is in Sandgate, Coxhoe, Durham, DH6 4LB

Get instant cash flow of **£1,000** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **6.9%** 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...



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Property Key Features

3 bedrooms

2 bathrooms

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Market Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£10,800
Legal Fees	£1,000.00
Total Investment	£59,300.00

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 £1,000.00 per calendar month but the potential market rent is

£ 1,100

Returns Based on Rental Income	£1,000.00	£1,100.00
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£100.00	£110.00
Total Monthly Costs	£708.75	£718.75
Monthly Net Income	£291.25	£381.25
Annual Net Income	£3,495.00	£4,575.00
Net Return	5.89%	7.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,375.00**
Adjusted To

Net Return **4.01%**

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

Annual Net Income **£1,725.00**
Adjusted To

Net Return **2.91%**

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.



3 bedroom detached house for sale

+ Add to report

Foundry Close, Coxhoe, Durham, DH6

NO LONGER ADVERTISED UNDER OFFER

Marketed from 14 Mar 2024 to 15 Jul 2024 (123 days) by Ben Charles, Durham



3 bedroom detached house for sale

+ Add to report

Prospect Place, Coxhoe, Durham, DH6

NO LONGER ADVERTISED UNDER OFFER

Marketed from 3 Jan 2024 to 28 Jun 2024 (177 days) by Ben Charles, Durham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom detached house

+ Add to report

Sandgate, Coxhoe, Durham, DH6 4LB

CURRENTLY ADVERTISED

LET AGREED

Marketed from 9 Apr 2026 by Bridgfords Lettings, Durham



£1,000 pcm

3 bedroom detached house

+ Add to report

Sandgate, Coxhoe, Durham, DH6 4LB

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Oct 2025 to 4 Dec 2025 (48 days) by Bridgfords Lettings, Durham

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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