

LET PROPERTY PACK

INVESTMENT INFORMATION

New Park Road, Lee Mill
Bridge, Ivybridge, PL21

225981922

 www.letproperty.co.uk





Property Description

Our latest listing is in New Park Road, Lee Mill Bridge, Ivybridge, PL21

Get instant cash flow of **£800** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£925** which would provide the investor a Gross Yield of **5.4%** 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...



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Bridge, Ivybridge, PL21

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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: £800 PM

Market Rent: £925 PM

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 205,000

SDLT Charge **£11,850**

Legal Fees **£1,000**

Total Investment **£217,850**

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 925



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£800	£925
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£80.00	£92.50
Total Monthly Costs	£95.00	£107.50
Monthly Net Income	£705.00	£817.50
Annual Net Income	£8,460.00	£9,810.00
Net Return	3.88%	4.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,960**
Adjusted To

Net Return **3.65%**



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 £270,000.



£270,000

3 bedroom semi-detached house for sale

+ Add to r

Holly Berry Road, Lee Mill Bridge, Ivybridge

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Dec 2025 to 17 Feb 2026 (76 days) by Stags, Plymouth



£255,000

3 bedroom end of terrace house for sale

+ Add to r

Henry Close, Lee Mill Bridge, Ivybridge

NO LONGER ADVERTISED

Marketed from 5 Sep 2025 to 3 Nov 2025 (58 days) by Connells, Plympton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom end of terrace house

+ Add to report

New Park Road, Lee Mill, PL21

NO LONGER ADVERTISED LET AGREED

Marketed from 28 Jan 2026 to 12 Feb 2026 (15 days) by Belvoir, Plymouth



£1,100 pcm

3 bedroom house

+ Add to report

Smithaleigh, PLYMOUTH






NO LONGER ADVERTISED LET AGREED

Marketed from 13 Jun 2025 to 6 Oct 2025 (114 days) by Connells Lettings, Plympton

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: **4 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

New Park Road, Lee Mill Bridge, Ivybridge,
PL21

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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