

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Harden House, Trelissick  
Road, Paignton, TQ3

224266760

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Harden House, Treliwick Road, Paignton, TQ3

Get instant cash flow of **£925** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£955** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



Harden House, Trelissick  
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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: £108.33 pm**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £925**

**Market Rent: £955**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit	£41,250.00
SDLT Charge	£9,050
Legal Fees	£1,000.00
Total Investment	£51,300.00

# Projected Investment Return



The monthly rent of this property is currently set at £925 per calendar month but the potential market rent is

£ 955



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



Returns Based on Rental Income	£925	£955
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£108.33	
Ground Rent	TBC	
Letting Fees	£92.50	£95.50
<b>Total Monthly Costs</b>	<b>£731.46</b>	<b>£734.46</b>
<b>Monthly Net Income</b>	<b>£193.55</b>	<b>£220.55</b>
<b>Annual Net Income</b>	<b>£2,322.54</b>	<b>£2,646.54</b>
<b>Net Return</b>	<b>4.53%</b>	<b>5.16%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£736.54**  
Adjusted To

Net Return                      **1.44%**

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

Annual Net Income      **£171.54**  
Adjusted To

Net Return                      **0.33%**

# 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 £170,000.



£170,000

## 2 bedroom flat for sale

Trelissick Road, Paignton, Devon, TQ3

NO LONGER ADVERTISED

Marketed from 14 Feb 2023 to 25 Nov 2023 (283 days) by Fulfords, Paignton



£154,950

## 2 bedroom apartment for sale

3 Compton House, Trelissick Road

NO LONGER ADVERTISED

Marketed from 25 Mar 2022 to 29 Mar 2022 (3 days) by Property Ladder, Paignton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,000 pcm**

## 2 bedroom apartment

Mimosa Way, Paignton

CURRENTLY ADVERTISED

LET AGREED

Marketed from 19 Jan 2026 by Fulfords Lettings, Paignton



**£995 pcm**

## 2 bedroom apartment

Dartmouth Road, PAIGNTON

CURRENTLY ADVERTISED

LET AGREED

Marketed from 12 Jan 2026 by Connells Lettings, Paignton

# 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**

 Current term of tenancy: **2 years+**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**  
Fully compliant tenancy including  
EICR & Gas Safety in order

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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TQ3

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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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