

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Bracadale Close, Coventry,
CV3 2PF

226821704





PROPERTY DESCRIPTION

Our latest listing is in Bracadale Close, Coventry, CV3 2PF

Rent currently agreed with tenant of **£900** per calendar month which calculates to a **5.0%** Gross Yield for investors.

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...



Bracadale Close,
Coventry, CV3 2PF

226821704

Property Key Features

2 Bedroom

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: £900

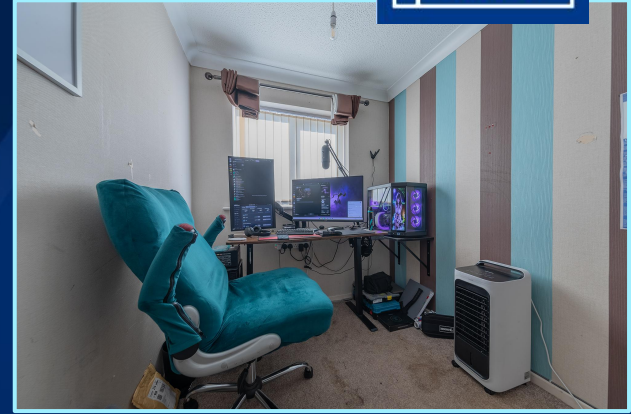
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£214,000

10% Deposit (£5,000 Minimum) **£21,400**

Buyers Premium **£6,000**

Paid On Accepted Bid **£27,400**

Purchase Balance **£192,600**

SDLT Charge **£12,480**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£206,080**

Your total all in costs would be ~£206,080 after taxes and fees based on a purchase price of £214,000. 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 £250,000.



£250,000

2 bedroom terraced house for sale

Bracadale Close, Coventry, CV3

NO LONGER ADVERTISED

Marketed from 5 Aug 2024 to 7 Jan 2025 (155 days) by iad, Nationwide

+ Add to report



£220,000

2 bedroom end of terrace house for sale

Bracadale Close, Binley, Coventry

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Jan 2026 to 13 Aug 2026 (208 days) by Up Estates, Coventry

+ Add to report

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 lettings team.



£1,200 pcm

2 bedroom detached house

Bridgeacre Gardens, Coventry

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Apr 2025 to 25 Jun 2025 (60 days) by The Property Group, Coventry

+ Add to report



£1,200 pcm

2 bedroom cottage

Brandon Road Rear Cottage Binley Coventry

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Aug 2026 to 1 Sep 2026 (14 days) by Archer Bassett, Coventry

+ Add to report



Bracadale Close, Coventry, CV3 2PF

PROPERTY ID: 226821704

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.