

LET PROPERTY PACK

INVESTMENT INFORMATION

Church St, Coundon,
Bishop Auckland DL14

227906516

 www.letproperty.co.uk





Property Description

Our latest listing is in Church St, Coundon, Bishop Auckland DL14

Get instant cash flow of **£450** per calendar month with a **10.8%** Gross Yield for investors.

This property has a potential to rent for **£475** which would provide the investor a Gross Yield of **11.4%** 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...



Church St, Coundon,
Bishop Auckland DL14

227906516



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £475

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 50,000.00

SDLT Charge **£2,500**

Legal Fees **£1,000**

Total Investment **£53,500**

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 £450 per calendar month but the potential market rent is

£ 475

Returns Based on Rental Income	£450	£475
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£45.00	£47.50
Total Monthly Costs	£60.00	£62.50
Monthly Net Income	£390.00	£412.50
Annual Net Income	£4,680.00	£4,950.00
Net Return	8.75%	9.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,000**
Adjusted To

Net Return **7.48%**

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 £65,000.

	2 bedroom terraced house for sale Collingwood Street, Coundon, Bishop Auckland, DL14 NO LONGER ADVERTISED Marketed from 12 Aug 2022 to 6 Feb 2023 (177 days) by J W Wood, Bishop Auckland
£65,000	
	2 bedroom terraced house for sale Collingwood Street, Bishop Auckland, County Durham NO LONGER ADVERTISED Marketed from 20 Jul 2022 to 27 Oct 2022 (99 days) by Hunters, Bishop Auckland
£60,000	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom terraced house

Canney Hill, Bishop Auckland, DL14

CURRENTLY ADVERTISED

Marketed from 17 Jun 2026 by Holbrook & Co, Hartlepool



£650 pcm

2 bedroom terraced house

Osbourne Terrace, Leeholme, Bishop Auckland, DL14

CURRENTLY ADVERTISED

Marketed from 23 Apr 2026 by Holbrook & Co, Hartlepool

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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Church St, Coundon, Bishop Auckland
DL14

PROPERTY ID: 227906516

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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