

LET PROPERTY PACK

INVESTMENT INFORMATION

Foxhills Close, Washington,
NE38

225709291

 www.letproperty.co.uk





Property Description

Our latest listing is in Foxhills Close, Washington, NE38

Get instant cash flow of **£750** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£912** which would provide the investor a Gross Yield of **8.4%** 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...



Foxhills Close,
Washington, NE38

225709291



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Market Rent: £912

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 130,000

SDLT Charge **£6,600**

Legal Fees **£1,000**

Total Investment **£137,600**

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 912

Returns Based on Rental Income	£750	£912
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£75.00	£91.20
Total Monthly Costs	£90.00	£106.20
Monthly Net Income	£660.00	£805.80
Annual Net Income	£7,920.00	£9,669.60
Net Return	5.76%	7.03%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£7,846**
Adjusted To

Net Return **5.70%**



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 £260,000.



£260,000

3 bedroom detached house for sale

+ Add to report

Falstone, Fatfield, Washington, NE38

CURRENTLY ADVERTISED

Marketed from 16 May 2026 by Riverside Residential Property Services, Washington



£175,000

3 bedroom end of terrace house for sale

+ Add to report

Capesthorne Road, Washington, Tyne and Wear, NE38

NO LONGER ADVERTISED SOLD STC

Marketed from 15 Dec 2025 to 7 Apr 2026 (113 days) by YOUR MOVE Chris Stonock, Washington

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 terraced house

West Row, Birtley

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 May 2026 to 2 Jun 2026 (13 days) by Andrew Craig, Low Fell

+ Add to report



£1,150 pcm

3 bedroom semi-detached house

Station Road, Penshaw, Houghton le Spring, DH4

CURRENTLY ADVERTISED

LET AGREED

Marketed from 19 Jun 2026 by Riverside Residential Property Services, Washington

+ Add to report

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.



Foxhills Close, Washington, NE38

PROPERTY ID: 12345678

 www.letproperty.co.uk

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.

