

LET PROPERTY PACK

INVESTMENT INFORMATION

Vaagso Close, Plymouth,
PL1

225712166

 www.letproperty.co.uk





Property Description

Our latest listing is in Vaagso Close, Plymouth, PL1

Get instant cash flow of **£825** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Vaagso Close, Plymouth,
PL1

225712166



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £124.00 PM

Ground Rent: TBC

Lease Length: 962 Years

Current Rent: £825

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£6,250
Legal Fees	£1,000.00
Total Investment	£38,500.00

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 950

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



Returns Based on Rental Income	£825	£950
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£124.00	
Ground Rent	TBC	
Letting Fees	£82.50	£95.00
Total Monthly Costs	£612.13	£624.63
Monthly Net Income	£212.88	£325.38
Annual Net Income	£2,554.50	£3,904.50
Net Return	6.64%	10.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,004.50**
Adjusted To

Net Return **5.21%**

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

Annual Net Income **£2,029.50**
Adjusted To

Net Return **5.27%**

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 £160,000.



£160,000

3 bedroom maisonette for sale

+ Add to report

Madden Road, Devonport, Plymouth, Devon, PL1 4NE

CURRENTLY ADVERTISED

Marketed from 30 May 2026 by Homes By, Plymouth



£150,000

3 bedroom maisonette for sale

+ Add to report

Raglan Road, Plymouth, Devon, PL1

CURRENTLY ADVERTISED

Marketed from 23 May 2026 by Miller Countrywide, Plymouth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom flat

Park Street, PLYMOUTH

CURRENTLY ADVERTISED

LET AGREED

Marketed from 6 May 2026 by Fox & Sons - Lettings, St. Budeaux

+ Add to report



£1,250 pcm

3 bedroom apartment

Wingfield Court, Stoke

NO LONGER ADVERTISED

LET AGREED






Marketed from 24 Feb 2026 to 1 Apr 2026 (35 days) by Martin & Co, Plymouth

+ 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.



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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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