

LET PROPERTY PACK

INVESTMENT INFORMATION

Chapel Terrace, Ennerdale
Road, Cleator Moor, CA25

226720760

 www.letproperty.co.uk





Property Description

Our latest listing is in Chapel Terrace, Ennerdale Road, Cleator Moor, CA25

Get instant cash flow of **£695** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£730** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Property Key Features

2 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £695

Market Rent: £730

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£32,500.00

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 730



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



Returns Based on Rental Income	£695	£730
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£69.50	£73.00
Total Monthly Costs	£412.63	£416.13
Monthly Net Income	£282.38	£313.88
Annual Net Income	£3,388.50	£3,766.50
Net Return	10.43%	11.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,306.50**
Adjusted To

Net Return **7.10%**

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

Annual Net Income **£2,191.50**
Adjusted To

Net Return **6.74%**

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 £120,000.



£120,000

2 bedroom semi-detached house for sale

+ Add to req

Trumpet Road, Cleator

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Dec 2024 to 12 May 2025 (147 days) by First Choice Move, Lillyhall



£110,000

2 bedroom end of terrace house for sale

+ Add to req

Ennerdale Road, Cleator Moor, Cumbria, CA25

CURRENTLY ADVERTISED

Marketed from 29 Jan 2026 by Your Move - Cumbria, Whitehaven

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom terraced house

+ Add to req

Ennerdale Road, Cleator Moor, Cumbria, CA25

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Sep 2025 to 29 Sep 2025 (13 days) by Your Move - Cumbria, Whitehaven



£700 pcm

2 bedroom terraced house

+ Add to r

Victoria St, Cleator Moor, CA25

NO LONGER ADVERTISED

Marketed from 16 Apr 2026 to 11 Jun 2026 (55 days) by OpenRent, London

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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Moor, CA25

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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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