

LET PROPERTY PACK

INVESTMENT INFORMATION

Trevelyan Place, Peterlee,
SR8

225451386

 www.letproperty.co.uk





Property Description

Our latest listing is in Trevelyan Place, Peterlee, SR8

This property has a potential to rent for **£728** which would provide the investor a Gross Yield of **11.6%** if the rent was increased to market rate.

Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.

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



Trevelyan Place, Peterlee,
SR8

225451386



Property Key Features

3 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

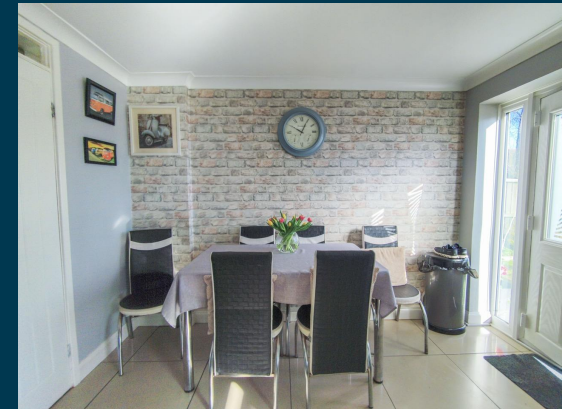
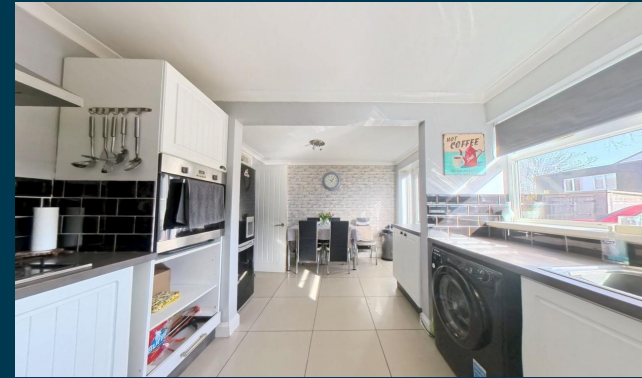
Lease Length: FREEHOLD

Market Rent: £728

Lounge



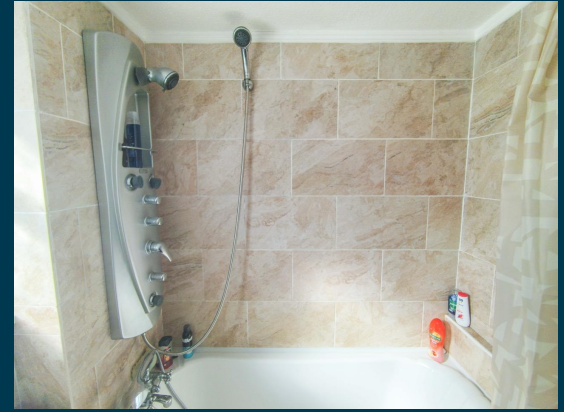
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£23,500.00

Projected Investment Return



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



Returns Based on Rental Income	£728
Mortgage Payments on £56,250.00 @ 5%	£234.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£72.80
Total Monthly Costs	£322.18
Monthly Net Income	£405.83
Annual Net Income	£4,869.90
Net Return	20.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,413.90**
Adjusted To

Net Return **14.53%**

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



Annual Net Income **£3,744.90**
Adjusted To

Net Return **15.94%**

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 £95,000.

 <p>£95,000</p>	<p>4 bedroom semi-detached house for sale</p> <p>Trevelyan Place, Peterlee, Durham, SR8 2NL</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 4 Aug 2023 to 20 Dec 2023 (138 days) by Pattinson Estate Agents, Peterlee</p> <p>+ Add to report</p>
 <p>£80,000</p>	<p>4 bedroom semi-detached house for sale</p> <p>Wadham Close, Peterlee, SR8</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 4 Nov 2021 to 21 Jul 2022 (258 days) by Purplebricks, covering Sunderland</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

3 bedroom detached house

+ Add to report

Lorimers Close, Peterlee, Durham, SR8

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Apr 2025 to 22 May 2025 (23 days) by Reeds Rains, Durham City



£700 pcm

3 bedroom semi-detached house

+ Add to report

Linacre Court, Peterlee






NO LONGER ADVERTISED

Marketed from 12 Sep 2025 to 29 Sep 2025 (17 days) by Orange Sales and Lettings, Stockton-On-Tees

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: **No**
-  Current term of tenancy: **No**
-  Standard Tenancy Agreement In Place: **No**
-  Payment history: **No**
-  Fully compliant tenancy: **No**
Fully compliant tenancy including EICR & Gas Safety in order

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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