

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Vera Road, Swansea, SA6

220851470

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Vera Road, Swansea, SA6

Get instant cash flow of **£900** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£1,064** which would provide the investor a Gross Yield of **7.2%** 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...**



Vera Road, Swansea, SA6

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Well-Equipped Kitchen**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £900**

**Market Rent: £1,064**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 178,000.00

25% Deposit	£44,500.00
SDLT Charge	£9,960
Legal Fees	£1,000.00
Total Investment	£55,460.00

# Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,064

Returns Based on Rental Income	£900	£1,064
Mortgage Payments on £133,500.00 @ 5%	£556.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£90.00	£106.40
<b>Total Monthly Costs</b>	<b>£661.25</b>	<b>£677.65</b>
<b>Monthly Net Income</b>	<b>£238.75</b>	<b>£386.35</b>
<b>Annual Net Income</b>	<b>£2,865.00</b>	<b>£4,636.20</b>
<b>Net Return</b>	<b>5.17%</b>	<b>8.36%</b>

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      **£2,508.20**  
Adjusted To

Net Return                      **4.52%**

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

Annual Net Income      **£1,966.20**  
Adjusted To

Net Return                      **3.55%**

# 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 £180,000.



**3 bedroom terraced house for sale** [+ Add to report](#)

Vera Road, Clydach, Swansea

**CURRENTLY ADVERTISED**

Marketed from 2 Sep 2025 by Sullivans, Powered by eXp, Birchgrove

£180,000

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... ..



**3 bedroom terraced house for sale** [+ Add to report](#)

Kelvin Road, Clydach, SWANSEA

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 29 Aug 2024 to 21 Feb 2025 (175 days) by Peter Alan, Morrision

£160,000

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# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 3 bedroom semi-detached house

+ Add to report

Ffordd Scott, Birchgrove

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Feb 2025 to 21 May 2025 (100 days) by John Francis, Swansea

Garage | 2 Car Driveway | Spacious Garden | New Kitchen



£1,100 pcm

## 3 bedroom detached house

+ Add to report

Summer Place, Llansamlet, SWANSEA

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Oct 2025 to 24 Nov 2025 (46 days) by Peter Alan, Morriston

Finished to a breathtaking standard throughout | Stunning Views | Close links to the M4 Motorway

# 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**



Current term of tenancy: **9 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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.



**LETPROPERTY**