

LET PROPERTY PACK

INVESTMENT INFORMATION

Langford Road,
Weston-Super-Mare, BS23

225728044

 www.letproperty.co.uk





Property Description

Our latest listing is in Langford Road, Weston-Super-Mare, BS23

Get instant cash flow of **£1,140** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£1,200.00** which would provide the investor a Gross Yield of **7.6%** 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

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,140 PM

Market Rent: £1,200.00 PM

Lounge



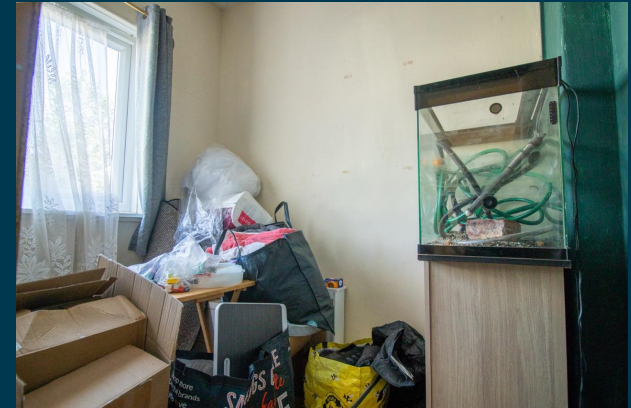
Kitchen



Bathroom



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 190,000

SDLT Charge **£10,800**

Legal Fees **£1,000**

Total Investment **£201,800**

Projected Investment Return



The monthly rent of this property is currently set at £1,140 per calendar month but the potential market rent is

£ 1,200



Returns Based on Rental Income	£1,140	£1,200.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£114.00	£120.00
Total Monthly Costs	£129.00	£135.00
Monthly Net Income	£1,011.00	£1,065.00
Annual Net Income	£12,132.00	£12,780.00
Net Return	6.01%	6.33%

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 **£10,380**
Adjusted To

Net Return **5.14%**

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 £210,000.



£210,000

2 bedroom apartment for sale

+ Add to report

Wyvern Mews, Churchill Road - NO ONWARD CHAIN

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Nov 2024 to 12 Jun 2025 (195 days) by Hewlett Homes, Covering North Somerset



£200,000

2 bedroom bungalow for sale

+ Add to report

Sandford Road, Weston-super-Mare, North Somerset, BS23

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Dec 2024 to 12 Dec 2025 (356 days) by David Plaister Ltd, Weston Super Mare

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom apartment

+ Add to report

Locking Road, WESTON-SUPER-MARE

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Jul 2026 to 31 Jul 2026 (12 days) by haart, Weston-Super-Mare



£1,200 pcm

2 bedroom flat

+ Add to report

St Saviours Church**Own Entrance**Versatile Layout**Allocated **Parking****Super Location

CURRENTLY ADVERTISED

LET AGREED

Marketed from 23 Jun 2026 by Saxons Estate Agents, Weston Super Mare

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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PROPERTY ID: 225728044

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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