

LET PROPERTY PACK

INVESTMENT INFORMATION

Tudhoe Moor,
Spennymoor, DL16

229076021

 www.letproperty.co.uk





Property Description

Our latest listing is in Tudhoe Moor, Spennymoor, DL16

Get instant cash flow of **£450.00** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£600.00** which would provide the investor a Gross Yield of **9.0%** 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...



Tudhoe Moor,
Spennymoor, DL16

229076021



Property Key Features

2 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £450.00 PM

Market Rent: £600.00 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 80,000.

ASSUMED PURCHASE PRICE

£ 80,000

SDLT Charge £4,000

Legal Fees £1,000

Total Investment £85,000

Projected Investment Return



The monthly rent of this property is currently set at £450.00 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£450.00	£600.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£45.00	£60.00
Total Monthly Costs	£60.00	£75.00
Monthly Net Income	£390.00	£525.00
Annual Net Income	£4,680.00	£6,300.00
Net Return	5.51%	7.41%

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 **£5,100**
Adjusted To

Net Return **6.00%**

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 terraced house for sale

+ Add to repor

Watson Park, Spennymoor, Durham, DL16

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 May 2025 to 30 Oct 2025 (155 days) by Reeds Rains, Durham City



£117,500

2 bedroom end of terrace house for sale

+ Add to repo

Watson Park, Spennymoor

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jan 2026 to 24 Jun 2026 (154 days) by Robinsons, Spennymoor

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom semi-detached house

+ Add to report

Tudhoe Moor, Spennymoor, Durham, DL16

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Sep 2025 to 14 Nov 2025 (45 days) by Reeds Rains, Durham City



£650 pcm

2 bedroom terraced house

+ Add to report

Upper Church Street, Spennymoor, DL16

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jul 2026 to 8 Aug 2026 (31 days) by Sillars Investments, Lettings & Management, Darlington

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: **4 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.



www.letproperty.co.uk

Tudhoe Moor, Spennymoor, DL16

PROPERTY ID: 229076021

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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