

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

Get instant cash flow of **£600** per calendar month with a **9.6%** Gross Yield for investors.

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...



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Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge

**Fitted Kitchen with Dining
Space**

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £728

Lounge



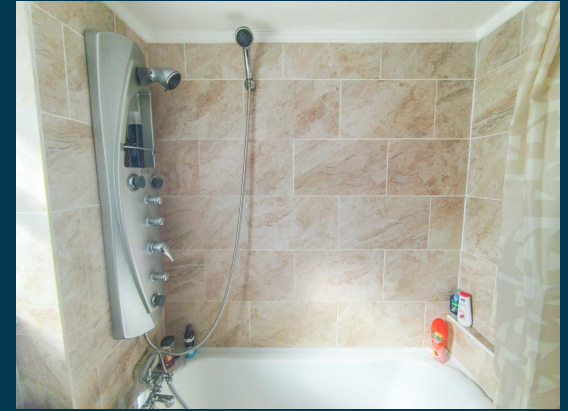
Kitchen



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



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 728



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



Returns Based on Rental Income	£600	£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	£60.00	£72.80
Total Monthly Costs	£309.38	£322.18
Monthly Net Income	£290.63	£405.83
Annual Net Income	£3,487.50	£4,869.90
Net Return	14.84%	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 7%)

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.



£95,000

4 bedroom semi-detached house for sale

+ Add to report

Trevelyan Place, Peterlee, Durham, SR8 2NL

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Aug 2023 to 20 Dec 2023 (138 days) by Pattinson Estate Agents, Peterlee



£80,000

4 bedroom semi-detached house for sale

+ Add to report

Wadham Close, Peterlee, SR8

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Nov 2021 to 21 Jul 2022 (258 days) by Purplebricks, covering Sunderland

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



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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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