

LET PROPERTY PACK

INVESTMENT INFORMATION

Greenway Avenue
Taunton, TA2 6HX

197396345

 www.letproperty.co.uk





Property Description

Our latest listing is in Greenway Avenue Taunton, TA2 6HX

Get instant cash flow of **£900** per calendar month with a **3.5%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **5.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Greenway Avenue
Taunton, TA2 6HX

197396345



Property Key Features

4 bedroom

1 bathroom

Garden Space

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £900

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £310,000.00 and borrowing of £232,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 310,000.00

25% Deposit	£77,500.00
Stamp Duty ADS @ 6%	£18,600.00
LBTT Charge	£5,100
Legal Fees	£1,000.00
Total Investment	£102,200.00

Projected Investment Return



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

£ 1,400

Returns Based on Rental Income	£900	£1,400
Mortgage Payments on £232,500.00 @ 5%	£968.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£90.00	£140.00
Total Monthly Costs	£1,073.75	£1,123.75
Monthly Net Income	-£173.75	£276.25
Annual Net Income	-£2,085.00	£3,315.00
Net Return	-2.04%	3.24%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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 **£515.00**
Adjusted To

Net Return **0.50%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **-£1,335.00**
Adjusted To

Net Return **-1.31%**

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 £315,000.



£315,000

Floorplan

4 bedroom terraced house for sale

Greenway Avenue, Taunton

+ Add to report

NO LONGER ADVERTISED

FOUR APARTMENTS | FREEHOLD INCLUDED | TENANTS ALREADY IN SITU | POPULAR LOCATION | IDEAL BUY TO L...

SOLD PRICE HISTORY

3 Jul 2008

£182,000



£300,000

Floorplan

4 bedroom terraced house for sale

Greenway Avenue, Taunton, Somerset

+ Add to report

NO LONGER ADVERTISED

BEAUTIFUL FOUR BEDROOM VICTORIAN HOUSE. Being offered to the market is this beautifully presented...

SOLD PRICE HISTORY

4 Feb 2021

£307,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our letting team at **Let Property Management**.



£1,700 pcm

4 bedroom maisonette

Westbourne Road, Penarth,

NO LONGER ADVERTISED LET AGREED

+ Add to report

To book a viewing, please follow the 'email agent/request details section via this website, we wi...

Marketed from 6 Feb 2023 to 6 Feb 2023 by ACJ Properties, Penarth



£1,667 pcm

4 bedroom town house

West Street, Weston Super Mare

NO LONGER ADVERTISED

+ Add to report






Saxons are pleased to offer this well centrally located property close to Weston Beach front, Wes...

Marketed from 13 May 2022 to 16 Aug 2022 (94 days) by Saxons Estate Agents, Weston Super Mare

Current Tenant Profile



As this property is currently tenanted, 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: **5 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

Greenway Avenue Taunton, TA2 6HX

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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