

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Greenway Avenue Taunton, TA2 6HX

197396345











#### **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



#### **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

197396345

## Lounge









#### Kitchen









## Bedrooms









## **Bathroom**







#### **Exterior**









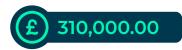
#### **Initial Outlay**





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**



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**





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.

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

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%	<b>3.24</b> %

#### 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

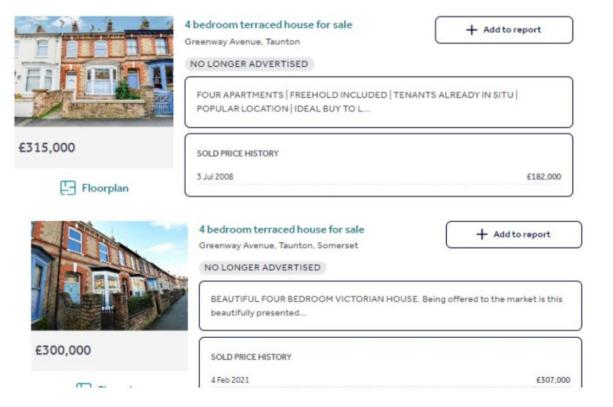
Net Return

-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.



#### **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.



4 bedroom maisonette Westbourne Road, Penarth,

+ Add to report

NO LONGER ADVERTISED

LET AGREED

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

£1,700 pcm

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

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

+ Add to report

#### **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

# Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Greenway Avenue Taunton, TA2 6HX



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.