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LET PROPERTY PACK

INVESTMENT INFORMATION

Church St, Coundon, Bishop Auckland DL14 8PJ

203674169

(www.letproperty.co.uk





Property Description

Our latest listing is in Church St, Coundon, Bishop Auckland DL14 8PJ

Get instant cash flow of £450 per calendar month with a 9.0% Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







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Property Key Features

2 Bedroom

1 Bathroom

Three Piece Bathroom

Close proximity to valuable amenities

Factor Fees: £0.00 Ground Rent: TBC Lease Length: TBC Current Rent: £450 Market Rent: £452













Bedrooms





Bathroom





Exterior









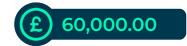
Initial Outlay





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

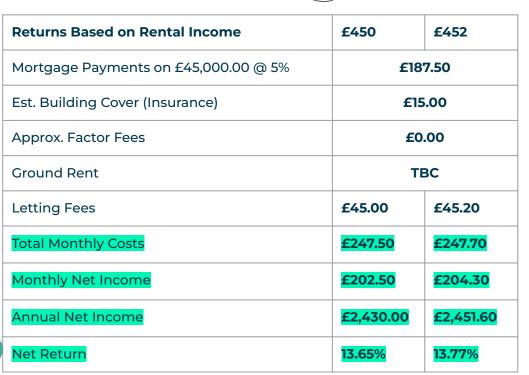


25% Deposit	£15,000.00
SDLT Charge	£1,800
Legal Fees	£1,000.00
Total Investment	£17,800.00

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 £450 per calendar month but the potential market rent is \bigcirc







Return Stress Test Analysis Report





If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£1,547.60** Adjusted To

Net Return 8.69%

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

Annual Net Income **£1,551.60** Adjusted To

Net Return 8.72%

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 £85,000.



£85,000

£67,000

bedroom terraced house for sale CHURCH STREET, COUNDON, Bishop Auckland, DL14 PJ	+ Add to report
NO LONGER ADVERTISED UNDER OFFER	
RE-FURBISHED THROUGHOUT IMMACULATELY PRE BUY SPACIOUS FLOORPLAN GA	SENTED IDEAL FIRST TIME
SOLD PRICE HISTORY	



Floorplan

2 bedroom end of terrace house for sale

+ Add to report

Church Street, Coundon, Bishop Auckland, DL14

NO LONGER ADVERTISED

ONLY OVER 60s are eligible for the Home for Life from Homewise (incorporating a Lifetime Lease) $|\dots$

SOLD PRICE HISTORY	
24 Nov 2006	£84,0

Marketed from 16 May 2023 to 21 Aug 2023 (97 days) by Homewise, Covering County Durham & Darlington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £565 based on the analysis carried out by our letting team at **Let Property Management**.



£565 pcm



Church Street, Bishop Auckland, DL14

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1735498

+ Add to report

+ Add to report

Marketed from 14 Jun 2023 to 18 Sep 2023 (95 days) by OpenRent, London



£450 pcm

2 bedroom terraced house

Gurlish West, Coundon, Bishop Auckland, County Durham, DL14

NO LONGER ADVERTISED LET AGREED

Available Now! | Newly Decorated | Two Double Bedrooms | Council Tax Band A | EPC Rating D | Depo...

Marketed from 24 May 2023 to 30 Aug 2023 (98 days) by Holbrook & Co, Bishop Auckland

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



Standard Tenancy Agreement In Place: **Yes**





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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy







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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.

