

LET PROPERTY PACK

INVESTMENT INFORMATION

The Severn Daventry, NN11
4QT

205916796

 www.letproperty.co.uk





Property Description

Our latest listing is in The Severn Daventry, NN11 4QT

Get instant cash flow of **£900** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



The Severn Daventry,
NN11 4QT

205916796



Property Key Features

3 bedroom

1 bathroom

Modern Kitchen

Spacious Lounge

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £900

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit	£50,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£57,000.00

Projected Investment Return



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

£ 1,200

Returns Based on Rental Income	£900	£1,200
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£90.00	£120.00
Total Monthly Costs	£730.00	£760.00
Monthly Net Income	£170.00	£440.00
Annual Net Income	£2,040.00	£5,280.00
Net Return	3.58%	9.26%

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 **£2,880.00**
Adjusted To

Net Return **5.05%**

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

Annual Net Income **£2,280.00**
Adjusted To

Net Return **4.00%**

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 £200,000.



£200,000



3 bedroom end of terrace house for sale

The Severn , Daventry

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three bedroom extended end of terrace | Kitchen/breakfast room | Good size sitting room | Conserv...

SOLD PRICE HISTORY	
8 Oct 2021	£200,000
3 Jul 1998	£48,000

Marketed from 1 Jun 2021 to 21 Oct 2021 (142 days) by Yopa, North West & Midlands



£187,000



3 bedroom terraced house for sale

The Severn Daventry Northamptonshire

+ Add to report

NO LONGER ADVERTISED

Three bedroom terraced property | Ground floor cloakroom | Kitchen/diner | UPVC Double glazing | ...

SOLD PRICE HISTORY	
28 Apr 2023	£180,000
24 Jul 2015	£108,000
13 Aug 1999	£46,750

Marketed from 6 Sep 2022 to 16 Jan 2023 (131 days) by Stonhills Estate Agents, Daventry

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom end of terrace house

Badby Road, Daventry, Northamptonshire, NN11

+ Add to report

NO LONGER ADVERTISED LET AGREED

Close to Daventry Town Centre | Completely refurbished throughout | Spacious rooms | Separate util...

SOLD PRICE HISTORY

11 May 2021 £180,250

Marketed from 30 Aug 2023 to 5 Oct 2023 (35 days) by Ruth Curzon Residential Letting Agency, Northamptonshire



£1,250 pcm

3 bedroom semi-detached house

Balliol Road, Daventry, Northamptonshire, NN11

+ Add to report

NO LONGER ADVERTISED LET AGREED

white goods are included | private rear garden | Spacious rooms | Pet friendly | Low-maintenanc...

SOLD PRICE HISTORY

26 Jul 2023 £220,000
12 Feb 2004 £135,000

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

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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.



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