

LET PROPERTY PACK

INVESTMENT INFORMATION

Carr Road, Edlington,
Doncaster, DN12

205501047

 www.letproperty.co.uk





Property Description

Our latest listing is in Carr Road, Edlington, Doncaster, DN12

Get instant cash flow of **£550** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **7.5%** 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...



Carr Road, Edlington,
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Property Key Features

3 Bedrooms

2 Bathrooms

Modern Kitchen

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000

25% Deposit	£30,000.00
SDLT Charge	3600
Legal Fees	£1,000.00
Total Investment	£34,600.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£550	£750
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£75.00
Total Monthly Costs	£445.00	£465.00
Monthly Net Income	£105	£285
Annual Net Income	£1,260	£3,420
Net Return	3.64%	9.88%

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 **£1,920**
Adjusted To

Net Return **5.55%**

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

Annual Net Income **£1,620**
Adjusted To

Net Return **4.68%**

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 £135,000.



£135,000

3 bedroom semi-detached house for sale

Carr Road, Edlington, Doncaster

+ Add to report

NO LONGER ADVERTISED SOLD STC

Help to Buy Available | Show Homes Ready to View | Allocated Parking | Ideal Starter Home | Covid...

Marketed from 23 Jul 2020 to 16 Feb 2021 (207 days) by William H. Brown, Doncaster



£75,000

3 bedroom end of terrace house for sale

Carr Road, Edlington, Doncaster

+ Add to report

NO LONGER ADVERTISED SOLD STC

Guide Price £75,000-£85,000 | Close to Local Amenities and Transport Links | Twin Aspect Lounge |...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom terraced house

Howbeck Drive, Edlington, Doncaster, DN12 1QD

CURRENTLY ADVERTISED LET AGREED

+ Add to report

Double Glazing | Garden | Gas Central Heating | Off Road Parking | Downstairs w/c

Marketed from 30 Apr 2024 by 2Roost, Sheffield



£575 pcm

3 bedroom terraced house

Sunningdale Drive, Edlington, Doncaster

NO LONGER ADVERTISED LET AGREED

+ Add to report






3 bedroom home | Off road parking for two cars | Single garage | Rear low maintenance patio gar...

SOLD PRICE HISTORY

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years+**
-  Payment history: **On time for length of tenancy**

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.



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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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