

LET PROPERTY PACK

INVESTMENT INFORMATION

Langford Road,
Weston-Super-Mare, BS23

225728044

 www.letproperty.co.uk





Property Description

Our latest listing is in Langford Road, Weston-Super-Mare, BS23

Get instant cash flow of **£1,140** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£1,200.00** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,140 PM

Market Rent: £1,200.00 PM

Lounge



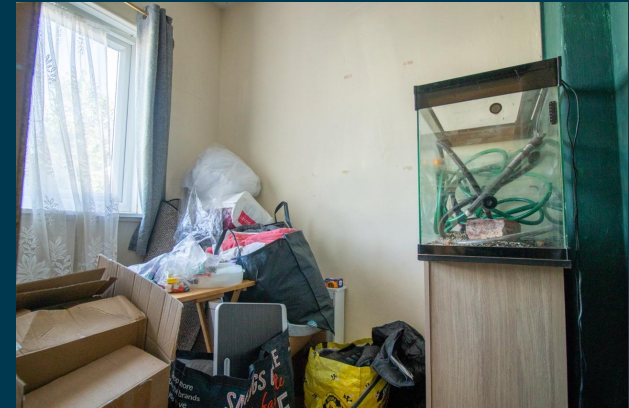
Kitchen



Bathroom



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 190,000

SDLT Charge £10,800

Legal Fees £1,000

Total Investment £201,800

Projected Investment Return



The monthly rent of this property is currently set at £1,140 per calendar month but the potential market rent is

£ 1,200



Returns Based on Rental Income	£1,140	£1,200.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£114.00	£120.00
Total Monthly Costs	£129.00	£135.00
Monthly Net Income	£1,011.00	£1,065.00
Annual Net Income	£12,132.00	£12,780.00
Net Return	6.01%	6.33%

Our industry leading letting agency **Let Property Management** 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 **£10,380**
Adjusted To

Net Return **5.14%**

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 £215,000.



£215,000

3 bedroom terraced house for sale

Langford Road, BS23

NO LONGER ADVERTISED

Marketed from 8 Apr 2026 to 8 Apr 2026 by AVERY ESTATE AGENTS LIMITED, Milton

+ Add to report



£215,000

3 bedroom terraced house for sale

Langford Road, Weston-super-Mare, Somerset, BS23

NO LONGER ADVERTISED

Marketed from 12 Jun 2024 to 14 Nov 2024 (154 days) by CJ Hole, Weston-super-Mare

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom house

+ Add to report

Carpenter Close

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Aug 2025 to 26 Sep 2025 (28 days) by Palmer Snell Lettings, Worle



£1,300 pcm

3 bedroom terraced house

+ Add to report

Langford Road, Weston-super-Mare, Somerset, BS23

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Oct 2024 to 13 Nov 2024 (21 days) by CJ Hole, North Somerset

Current Tenant Profile



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: **Moved in within the last 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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PROPERTY ID: 225728044

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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