



## Property details

Beds	3
Baths	1
Parking spaces	1
Reception rooms	1
Gardens	2
Status	Freehold
Tenure	For Sale
Energy efficiency rating	D
Energy efficiency	Current: 61.0, potential: 75.0
Environmental impact	Current: 61.0, potential: 74.0

## Investment returns

Current monthly rent	£1426 pcm
Current rental yield	5.2%
Potential market value rent	£1833 pcm
Potential rental yield	6.7%
Estimated monthly capital appreciation	£1659
Area capital appreciation rate	+5.3%

## Market dynamics

Market velocity	Slow moving
Average days on market	190
Monthly stock turnover	16%
5-year net area growth	+12.4%

# Features

BUY TO LET INVESTORS ONLY SOLD WITH TENANTS IN SITU

Rent £1760 pcm Gross Yield 6.5% pa

Private Driveway

Large Rear Garden

EPC Rating D - Potential C

Council Tax Band B

Downstairs Family Bathroom Separate W.C

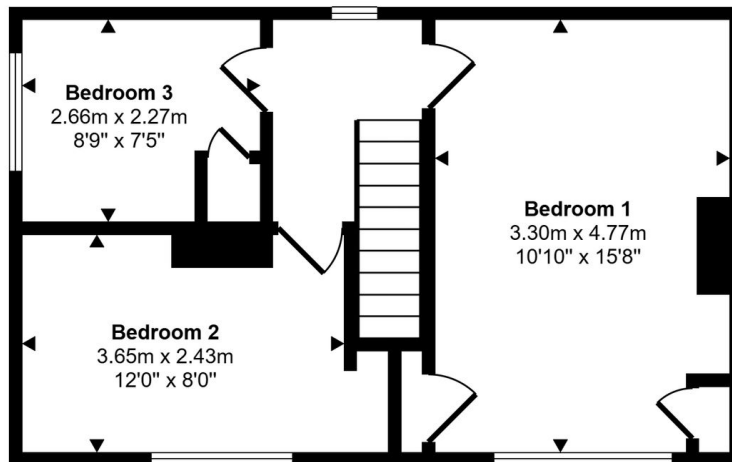
Spacious Modern Kitchen

Walking Distance to Harbour & Local Amenities

BUY TO LET INVESTORS ONLY-SOLD WITH TENANTS IN SITU Rent £1760 pcm EPC D-Potential C <https://find-energy-certificate.service.gov.uk/energy-certificate/9390-2351-2590-2795-0681> This well-presented three bedroom semi-detached house is an excellent opportunity for buy-to-let investors, being sold with tenants in situ. The property currently achieves a rental income of £1,760 per calendar month, deliv...

View full description at <https://www.moveplaces.co.uk/properties-for-sale/f045dbe0-4cb7-4901-a3ab-4af61fb7492e>

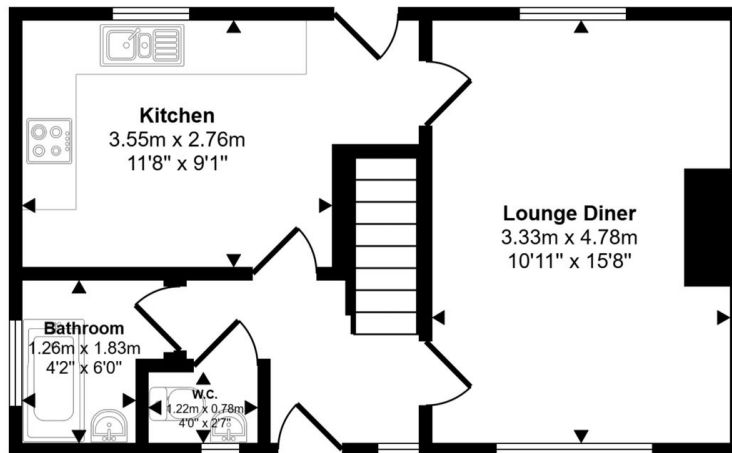
# Floor plans



## First Floor

Approx 38 sq m / 414 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

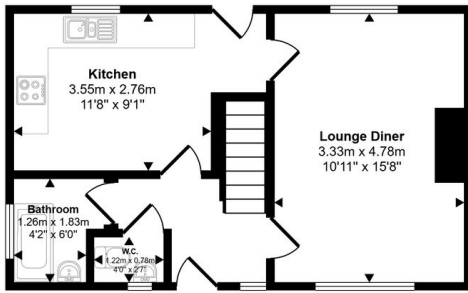


## Ground Floor

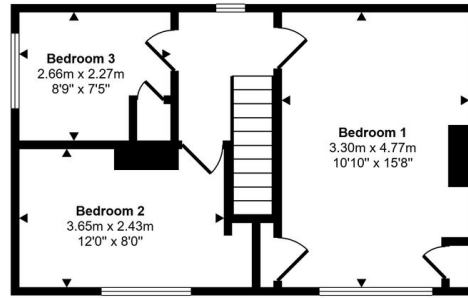
Approx 38 sq m / 405 sq ft

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Approx Gross Internal Area  
76 sq m / 819 sq ft



Ground Floor  
Approx 38 sq m / 405 sq ft



First Floor  
Approx 38 sq m / 414 sq ft

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