



# PROPERTY INFORMATION PACK

**£57,000**

**12% Rental Yield**

South View, Coundon, DL14 8BN

2 Bedroom, Freehold, Mid-Terrace Property

Tenanted, High Yield

**Expected Cash Flow**

**£550.00pcm = £6,600pa**

To speak to our property specialist's call

**01483 663001**



# Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Freehold property
- Tenanted
- All certificates in date
- EPC D (but very close to a C!)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





## Initial Outlay

Price	£57,000
Additional Costs	£0
Sales Fee	£0
SDLT (5% for 'additional properties only)	£2,850
Solicitors (approx.)	£1,400
Selective License	£565
<b>Total Buy Cost:</b>	<b>£61,815</b>

## Investment Information

### Projected Annual Return

Rental Income	£6,600
Management Fee	£792
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

**Net Annual Income: £5,494**  
**Net Rental Yield: 9%**

### Projected 5 year Return

Net Rental Income	£27,470
Property Price Increase (28%)	£15,960
<b>TOTAL:</b>	<b>£43,430</b>

**Return on Investment: 70%**

## Why Coundon?

Coundon is a small town in County Durham, England located with a population of about 7,000 at last count. It has a number of useful shops, schools and pubs and is close to several railway stations such as the one in Bishop Auckland 1.9 miles away, Shildon 2.3 miles away, Newton Aycliffe 3.6 miles away and Durham 8.5 miles away.

Coundon is nextdoor to the popular Market town of Bishop Auckland which has a population of around 24k. It is located about 12 miles northwest of Darlington, 12 miles southwest of Durham and 5 miles southeast of Crook. During the Industrial Revolution the town grew rapidly as coal mining took hold as an important industry. Today the largest sector of employment in the town is manufacturing. West Auckland has a new shopping centre with Tesco's and various other superstores which is a great attraction to the area.

Much of Bishops Auckland's early history surrounds the establishment of a hunting lodge which became know as Auckland Castle and was the main residence of the Bishops of Durham who for centuries were virtual rulers of a vast swath of land in the north-east of England.

Nowadays as part of the towns rejuvenation, they have restored the spires and grand state rooms of Auckland Castle. The £12.4 million restoration of the castle is part of the [Auckland Project](#), an ambitious £150 million regeneration scheme that already includes the [Mining Art Gallery](#) and a viewing tower which are helping with the tourist boom in the area.





## Why ReadyLet?

ReadyLet Properties specialises in providing high yielding, tenanted properties in the North East of England, giving up to 11% return to Landlords.

Over the past 20 years we have built up a network of trusted, knowledgeable, property professionals who have in-depth local knowledge in the North East to select the right properties for you.

We have enormous experience as distance Landlords living in the South of England, while investing in the North East.

Our properties have been carefully selected for their potential to generate high rental income, then we take care of the refurbishment, find the tenants, and organise the ongoing management, providing investors with an effortless way to grow their wealth.

We provide our investors with the best service and advice available, and help throughout the entire process.

- Tenanted, high-yield properties (9-12% gross yields)
- Properties refurbished to Durham Decent Homes Standard with 6-month warranty on all refurbishment works
- Peace of mind with no surprises or hidden charges – what you see is what you get
- Trusted Lettings Management – we will put you in contact with one of our local trusted management agents, ensuring rent collection and ongoing property management at competitive prices.
- Hands-free, end to end investment experience



## What our customers say...

“world class customer service ... – The Team at ready let are always there to help and assist whenever I have had problem or issue they have always been there to sort it out nothing is to much trouble because of this I have bought ...

★★★★★ by mustaq patel

Rated 4,6 / 5 | 137 reviews

★ Trustpilot

“Excellent service from start to finish. ReadyLet is the way to go for hassle free investment ”

★★★★★ by JUSTIN

Rated 4.6 / 5 | 136 reviews

★ Trustpilot

“Great company, honest and upfront – Ive invested in 2 properties with Readylet, both purchases went through smoothly. Great company, honest and upfront, Kim and Gill and Glynn have all been great, all queries answered ...

★★★★★ by Stuart Ray

Rated 4.5 / 5 | 132 reviews

★ Trustpilot

“Definitely Recommend! – Absolutely amazing team! They have helped me grow my portfolio seamlessly and couldn't do enough to assist me through every step. Would highly recommend Gill, Keith, Tessa, Kim, Jen and the whole of the ...

★★★★★ by R Chawda

Rated 4.4 / 5 | 129 reviews

★ Trustpilot



## Get in Contact

To arrange a call to discuss this property, or others we have available, email

[info@readylet.co.uk](mailto:info@readylet.co.uk)

with a time that suits you.

Alternatively call us directly on **01483 663001** to speak to our property specialists.

## We look forward to hearing from you.

Our office opening hours are Monday – Friday 9am – 5pm