



CHIPPENHAM PORTFOLIO

Fully let residential portfolio comprising of one, 2-bedroom house and two, 1-bedroom houses located in Chippenham



 **Portolio**
THE LANDLORD'S ESTATE AGENT

INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio



CHIPPENHAM PORTFOLIO

- Four terraced houses located in Chippenham
- Tenanted & fully compliant
- Properties are fully let, producing an instant income of £31,080 pa
- This is a current gross yield of 5.5%
- The portfolio has an estimated valuation of £630,000
- Offers invited at around £560,700
- This is a discount of 11%
- Future rental income is £34,800 pa, representing a future gross yield of 6.2%
- 2 bedroom house has a garage, ensuite, off road parking and private garden
- 1 bedroom houses have off road parking and private gardens
- One hour, 10 minutes by rail to London Paddington.
- Commutable by train to Bath, Bristol, Swindon, Newbury, Reading

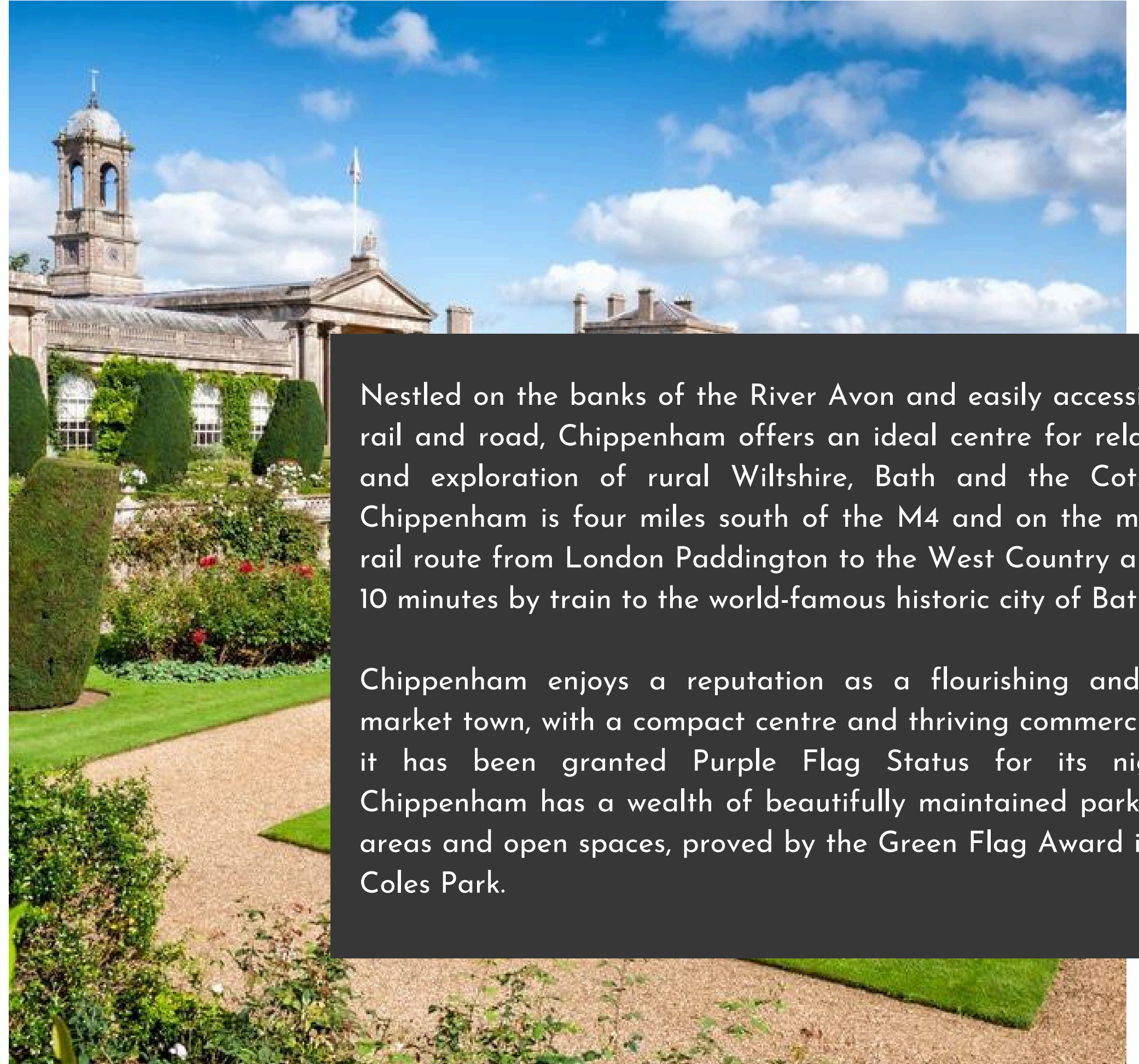


ACCOMMODATION & TENANCY SCHEDULE

Portfolio

Street	Postcode	Type	No. of beds	Market Rental PA	Current Rental PA	Desktop Valuation	Gross Yield Current PA	Gross Yield Market PA	Offer Price
10 Taunton Close, Cepen Park South, Chippenham	SN14 0YF	Terraced House	2	£13,800	£12,000	260,000	5.2%	6%	231,400
4 Rowe Mead, Pewsham, Chippenham	SN15 3YP	Terraced House	1	£10,500	£9,540	185,000	5.8%	6.4%	164,650
15 Yockney Close, Corsham	SN13 9UH	Terraced House	1	£10,500	£9,540	185,000	5.8%	6.4%	164,650
				£34,800	£31,080	630,000	5.5%	6.2%	£560,700

ABOUT CHIPPENHAM



Nestled on the banks of the River Avon and easily accessible by rail and road, Chippenham offers an ideal centre for relaxation and exploration of rural Wiltshire, Bath and the Cotswolds. Chippenham is four miles south of the M4 and on the mainline rail route from London Paddington to the West Country and just 10 minutes by train to the world-famous historic city of Bath.

Chippenham enjoys a reputation as a flourishing and lively market town, with a compact centre and thriving commercial life, it has been granted Purple Flag Status for its nightlife. Chippenham has a wealth of beautifully maintained parks, play areas and open spaces, proved by the Green Flag Award in John Coles Park.



MONI TAGORE

SALES AGENT



ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, in service to the private rented sector and as an estate agent.

GET IN TOUCH

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