



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Stubbington



14 Shannon Road  
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£1,475 PCM



A well presented three bedroom semi-detached home with a private rear garden backing onto attractive parkland, ideally positioned within walking distance of Stubbington Village Centre and Hill Head Beach. The accommodation includes a spacious lounge/diner, a fitted kitchen, three well-proportioned bedrooms, and a family bathroom. Further benefits include a garage, a double width driveway, and excellent local school catchments. The property will be available from early January.

Brief Agency Fees

Rent £1,475.00  
Deposit £1,701.92  
Holding Deposit £340.38

A holding deposit equal to one weeks rent will be required to commence a tenancy application along with submitting our completed Pre-Tenancy Form. Under normal circumstances this holding deposit is fully refundable should the landlord or agent choose not to proceed with the tenancy. However if you decide not to proceed, withhold or supply us with false information we reserve the right to retain these monies. This includes but is not limited to withholding information relating to a previous landlords reference, adverse credit or declaring a false or misleading level of salary or income.

Please discuss with our property managers what income levels you will need to have prior to paying your holding deposit or should you require any further clarification.

Fees which may apply during your tenancy:  
\* Lost/stolen/replacement keys - £60  
\* Any amendments or variations to the tenancy agreement - £50  
\* Late payment of rent after the prescribed legally recognised period 3% above the bank of England Base rate.

For a full list of fees please contact our office.  
All tenancies are granted subject to status!

To find out more information about the mobile services and broadband, please visit the OFCOM website.

Lounge/Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Driveway

Garage

Rear Garden

Property Information

Council Tax: C

Utilities:  
Electric: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Mains

To find out information about the mobile services and broadband, please visit the OFCOM website.

Parking: Driveway parking for 2 cars

Flood risk: Very Low

