

4 Whatling Way, Cam,
GL11 5FT

£1,595 PCM



Recently built and immaculately presented four bedroom detached family home. Ground floor accommodation comprises of entrance hall, living room, spacious kitchen/diner with integrated appliances, downstairs wc. First floor space includes four bedrooms, including master with ensuite shower and family bathroom. Further benefits include gas central heating, garage with electric car charging point, off street driveway parking and enclosed garden with lawn and patio. Council Tax Band E. Energy Rating B.

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propertymark

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Situation

This detached family home was built in 2023 and is just a five minute walk from the 'Park and Ride' railway station having regular services to Gloucester and Bristol and onward connections to the National Rail network. Cam village is within a few minutes drive, having Tesco supermarket and a range of local traders. The village has a choice of three primary schools and Dursley town centre is approximately three miles distant, having a wider range of shopping facilities along with comprehensive schooling. The property is well located for access to the A38 with onward connections to the M5/M4 motorway network.

Accommodation

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

Entrance Hall

Wood effect flooring, radiator, understair storage cupboard.

Living Room 4.80m x 3.01m (extending to 3.38m) (15'8" x 9'10" (extending to 11'1"))

Carpeted flooring, radiator, double glazed window.

Kitchen/Diner 6.01m x 3.74m (extending to 4.32m) (19'8" x 12'3" (extending to 14'2"))

Range of wall and base units, quartz worktop, integrated fridge/freezer, washing machine, dishwasher, double oven, induction hob, wood effect flooring, radiator, double glazed window and double glazed doors giving garden access.

WC

Wash basin, wc, wood effect flooring, radiator and double glazed window.

Stairs to First Floor Landing

Carpeted flooring, radiator, built in storage cupboard.

Master Bedroom 3.94m x 2.94m (12'11" x 9'7")

Carpeted flooring, radiator and double glazed window.

Ensuite Shower

White suite comprising of wash basin, wc, shower cubicle, tiled flooring, radiator and double glazed window.

Bedroom Two 3.21m x 2.52m (10'6" x 8'3")

Carpeted flooring, radiator and double glazed window.

Bedroom Three 3.43m x 2.18m (11'3" x 7'1")

Carpeted flooring, radiator and double glazed window.

Bedroom Four 3.00m x 2.08m (extending to 2.91m) (9'10" x 6'9" (extending to 9'6"))

Carpeted flooring, radiator and double glazed window.

Bathroom

White suite comprising of wash basin, wc, bath with mains shower over, tiled flooring, radiator and double glazed window.

Externally

Enclosed rear garden with lawn, patio, shed, side gate leading to driveway with parking for two vehicles, garage with up and over door and electric car charging point.

Agents Notes

Available Date: 5th April 2024

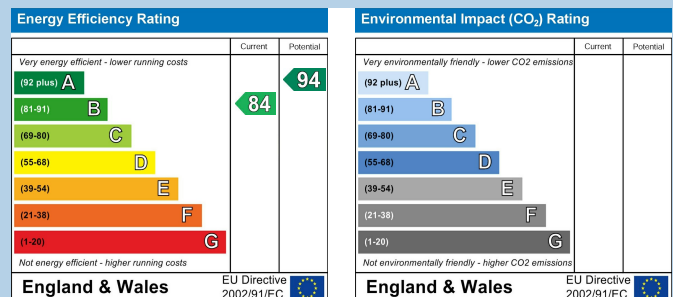
Minimum Tenancy Length: 12 months

Deposit: £1900.00

Council Tax Band: E

Energy Rating: B

Unfurnished



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