

47 Shutehay Drive, Cam,
GL11 5UU

£895 PCM



Two bedroom house in sought after cul de sac position. Accommodation comprising entrance hall, kitchen with oven, spacious living/dining room to the rear, first floor shower room, master bedroom with built in storage and further single bedroom. Two parking spaces, gas central heating, enclosed garden with decked area leading to lawn. Energy Rating D. Council Tax Band B

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propertymark

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Situation

This property is situated in the sought after location of Shutehay Drive which is off Manor Avenue in Cam. The property is in a conveniently located position and is within a few minutes walk of the village centre. Cam has a range of facilities including: Tesco supermarket, independent retailers, chemist and hardware store. The village also has both doctors and dentists surgeries and a choice of three primary schools along with public houses. The nearby town of Dursley offers a wider range of shopping facilities and community facilities including: sports centre, eighteen hole golf course, and secondary schooling. Cam has a 'Park and Ride' railway station with onward connections to the National Rail network. The village is also well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network.

Directions

From Dursley town centre proceed north west out of town on the A4135, proceeding straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and proceed down the incline and take the first turning on the left into Manor Avenue, proceed taking the third turning on the right into Shutehay Drive, proceed for approximately one hundred and fifty meters and the property will be found at the end of the cul de sac.

Accommodation

(Please note that our room sizes are quoted in meters 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

Vinyl flooring, radiator, double glazed door to front.

Living Room 3.51 x 5.05 (11'6" x 16'6")

Carpeted flooring, radiator, double glazed window, double glazed door leading to rear garden.

Kitchen 2.40 x 2.41 (7'10" x 7'10")

Range of wall and base units, stainless steel sink, single electric oven, vinyl flooring, double glazed window.

Stairs to First Floor

Carpeted flooring, radiator.

Master Bedroom 3.96 x 2.58 (12'11" x 8'5")

Carpeted flooring, radiator, double glazed window, built in storage cupboard.

Bedroom Two 1.97 x 3.52 (6'5" x 11'6")

Carpeted flooring, radiator, double glazed window.

Shower Room

White suite comprising wc, wash basin, shower cubicle, vinyl flooring, radiator, double glazed window.

Externally

Enclosed garden part laid to lawn with decked area. There are two allocated parking spaces.

Agents Notes

Gas Central Heating

Council Tax Band B

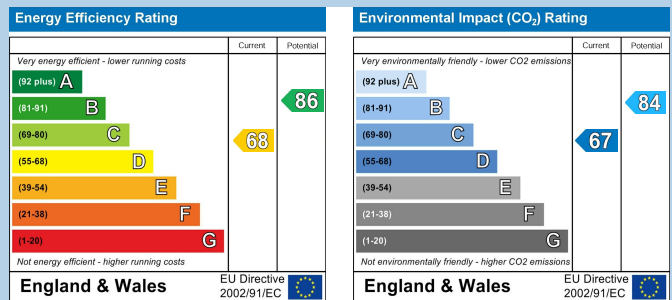
Energy Rating D

Available from 3rd June 2024

Deposit: £1032.00

Minimum Tenancy Length: 12 months

Unfurnished



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