

35 St Bartholomews Close,
Cam,
GL11 5LS

PCM
£1,650 PCM



Detached four bedroom family home in tucked away position with double garage. Accommodation comprising of entrance hall, living room, kitchen/breakfast room and further reception room. Stairs to first floor, master bedroom with ensuite shower, three further bedrooms with built in wardrobes, family bathroom. Externally benefitting from enclosed rear garden laid to lawn with patio and side access.

Driveway parking for 3 or more cars. Deposit: £1900. Energy rating C. Council tax band E.

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35 St Bartholomews Close, Cam, GL11 5US

Situation

Occupying a tucked way position on St. Bartholomew's Close, which is a sought after area just off Shutehay Drive in Cam. Within walking distance is the village centre, which has a range of facilities including Tesco's supermarket, independent retailers, chemist and hardware store. The village also has both doctors and dentist 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, 18 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.

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

Double glazed front door, vinyl tile flooring, radiator and under stairs storage cupboard.

Living room 3.49m x 5.68m (extending to 6.44m) (11'5" x 18'7" (extending to 21'1"))

Carpeted flooring, radiator and double glazed windows to front and rear,

Dining Room/Study 2.91m x 2.89m (9'6" x 9'5")

Carpeted flooring, double glazed window to the front and radiator.

Kitchen/Breakfast Room 6.90m x 2.64m (22'7" x 8'7")

Modern kitchen with range of cream wall and base units with granite worktop over, stainless steel sink and drainer with mixer tap, double oven and four burner gas hob with extract over, plumbing for washing machine, two double glazed windows and door leading to rear garden, skylight and radiator.

Downstairs WC

Wash basin, WC and double glazed window.

Stairs to First Floor Landing

Carpeted flooring, airing cupboard

Master Bedroom 3.42m x 2.86m (11'2" x 9'4")

Carpeted flooring, built in wardrobe, double glazed window and radiator to the rear.

En-suite

Shower cubicle with electric shower, vanity unit with low level WC and wash hand basin, towel radiator and vinyl flooring.

Bedroom Two 3.54m x 2.73m (11'7" x 8'11")

Carpeted flooring, double glazed window and radiator to the front.

Bedroom Three 2.86m x 2.13m (9'4" x 6'11")

Carpeted flooring, built in wardrobe, double glazed window and radiator to the front.

Bedroom Four 2.27m x 2.17m (7'5" x 7'1")

Carpeted flooring, built in wardrobe, double glazed window and radiator to the front.

Bathroom

White suite comprising of bath with electric shower over, vanity unit with low level WC and wash hand basin, towel radiator and vinyl flooring.

Externally

Benefitting from double garage with power and lighting, parking for three or more vehicles. Rear garden laid to lawn with patio area and side access.

Agents Note

Available Date: 1st July 2024

Minimum Tenancy Length: 12 Months

Deposit: £1900.00

Council Tax Band: E

Energy Rating: C

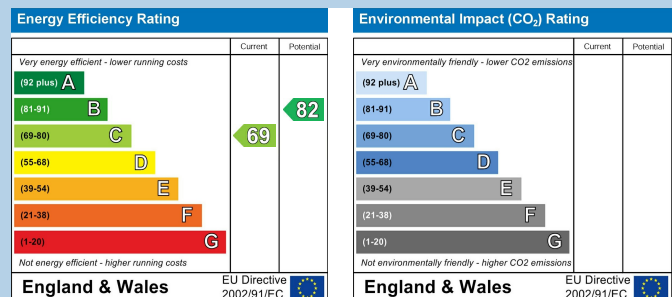
Unfurnished

Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters for Gas, Electricity and Water

Broadband: Asymmetric Digital Subscriber Line (ADSL)

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information



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