

**Badgers Mead Downhouse Farm, Cam,
GL11 5HQ**

£1,100 PCM



Charming two bed Grade II listed character cottage in delightful rural position. Accommodation comprises of kitchen/diner with oven and dishwasher, living room, two double bedrooms including master with built in wardrobes, landing area, bathroom with shower over bath and separate wc. Further benefits include two allocated parking spaces, gas central heating and the property is within a few minutes drive of the town centre. Deposit: £1265.00. Council Tax Band A. Energy Rating D.

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propertymark

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Situation

This semi detached Grade II listed cottage is situated in the popular semi-rural location of Springhill in Upper Cam. The surrounding countryside provides numerous country walks including the nearby beauty spots of Cam Peak and Cam Long Down and is located close to St. George's Church and Cam Hopton Primary School. The village centre is within a few minutes drive where there can be found a range of facilities including Tesco supermarket, a range of local traders, doctors and dentists surgeries, chemist, café and public houses. Dursley town centre is within a short drive which offers a wider range of facilities including: Sainsbury's supermarket, recreational facilities including: swimming pool, community centre, The Vale Community Hospital and secondary schooling. Cam is well placed for access to the larger centres of Gloucester, Bristol and Cheltenham via the M5/M4 motorway network. Cam has a 'Park and Ride' railway station with onward connections to the national rail 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).

Kitchen/Diner 4.84m x 3.60m (extending to 5.04m) (15'10" x 11'9" (extending to 16'6"))

Range of wall and base units with laminate work surfaces, stainless steel sink, single electric oven, integrated dishwasher, tiled flooring, two radiators, under stairs storage cupboard, two double glazed windows and double glazed front door.

Living Room 3.06m x 4.45m (extending to 4.45m) (10'0" x 14'7" (extending to 14'7"))

Carpeted flooring, radiator, inset shelving and double glazed window with window seat.

Stairs to First Floor Landing

Carpeted flooring, radiator, single glazed window with secondary glazing.

Bedroom One 3.98m x 3.38m (13'0" x 11'1")

Carpeted flooring, two built in wardrobes, free standing wardrobe, radiator, double glazed window.

Bedroom Two 2.36m x 3.13m (extending to 4.19m) (7'8" x 10'3" (extending to 13'8"))

Carpeted flooring, radiator and double glazed window.

Bathroom

White suite comprising of vanity wash basin, bath with shower over, vinyl flooring, radiator, double glazed window and airing cupboard housing gas boiler.

WC

WC, vanity wash basin, vinyl flooring and double glazed window.

Externally

There is a patio area which could otherwise be used for parking along with one further allocated parking space.

Agents Note

Available Date: 1st August 2024

Minimum Tenancy Length: 12 Months

Deposit: £1265.00

Council Tax Band: A

Energy Rating: D

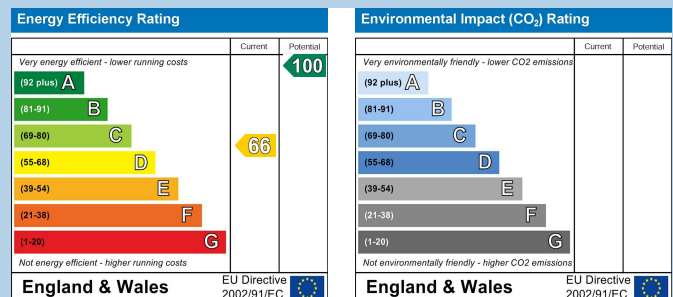
Unfurnished

Utilities: Mains Gas, Electric, and Water are connected. Septic tank connected.

Standard Meters for Electric and Gas. Tenants pay 50% of water/sewerage rates for whole building

Broadband: Fibre to the Cabinet

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



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