

40 Shutehay Drive, Cam,
GL11 5UT

£1,195 PCM



Three bedroom semi-detached house in quiet cul de sac position. Ground floor comprising of entrance hall, living room/diner, kitchen with oven and large conservatory at the rear. On the first floor are two double bedrooms, single bedroom and family bathroom with shower over bath. The property benefits from an enclosed garden, patio and off street parking. Garage not included. Energy Rating C. Council Tax Band C.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk



40 Shutehay Drive, Cam, GL11 5UT

Situation

The property is located in this popular cul-de-sac within a few moments walk of Cam village centre which has a range of facilities including: Tesco supermarket, independent retailers, chemist, newsagents and hardware store. Cam village 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 along with sports hall, community centre, meeting hall, 18 hole golf course and secondary schooling. Cam and Dursley railway station brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively. Cam is also well placed for commuting 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

Kitchen 2.52m x 2.31m (8'3" x 7'6")

Range of wall and base units, single electric oven, electric hob, plumbing for washing machine and window to front.

Living Room/Diner 4.45m x 3.47m (extending to 4.53m) (14'7" x 11'4" (extending to 14'10"))

Spacious living room with carpeted flooring and storage cupboard.

Conservatory

Large conservatory with glazed surround and access to rear garden.

Stairs to First Floor Landing

Carpeted flooring, landing storage cupboard.

Bedroom One 3.25m x 2.57m (10'7" x 8'5")

Double bedroom with carpeted flooring, built in wardrobe and window to rear.

Bedroom Two 3.01m x 2.57m (9'10" x 8'5")

Double bedroom with carpeted flooring, built in wardrobe and window to front.

Bedroom Three 2.05m x 1.87m (6'8" x 6'1")

Single bedroom with carpeted flooring and window to rear.

Bathroom

White suite comprising of bath with shower over, wash basin, wc and window to front.

Externally

Rear garden laid to lawn, paved raised patio to side and off street parking in front of garage. Please note the garage is not included in the let.

Agents Note

Available Date: 2nd June 2025

Minimum Tenancy Length: 12 Months

Deposit: £1375.00

Council Tax Band: C

Energy Rating: C

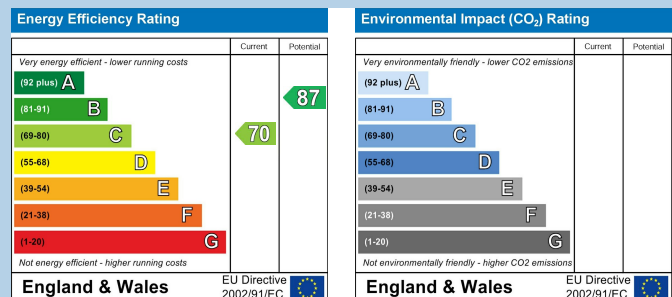
Minimum Annual Income Requirement: £35,850

Unfurnished

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

Standard Meters for Gas, electricity and water
Broadband: ADSL (Asymmetric Digital Subscriber Line)

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



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.