

40a Chapel Street, Cam,  
GL11 5NU

£760 PCM



First floor apartment close to village centre and comprising double bedroom, good sized living room, kitchen with electric oven/hob and bathroom with shower over bath. Further benefits include gas central heating, double glazing, shared garden/drying area and garage for parking one car. Deposit: £875.00.

Council Tax Band A. Energy Rating D.

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## 40a Chapel Street, Cam, GL11 5NU

### Situation

The property is situated close to the popular village centre of Cam in the older part of the village. The apartment is within walking distance of a range of shops including Tesco's supermarket along with a range of local traders including Post Office, hairdressers, chemist and café. The village also has doctors and dentist surgeries and a choice of three primary schools. The nearby market town of Dursley is approximately one and half miles distant and offers a wider range of shopping facilities including Sainsbury's supermarket and secondary schooling. Dursley town has a swimming pool/gym, library and 18 hole golf course at Stinchcombe Hill. The larger centres of Gloucester, Bristol and Cheltenham are made easily accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with onward connections to the national rail network.

### Directions

From Dursley town centre proceed out of town in a north westerly direction on the A4135 Kingshill Road, proceeding straight across at the first and second mini-roundabouts. At the third mini-roundabout take the second exit and proceed down the incline to the roundabout with Tesco's directly in front of you and take the third exit into Chapel Street and proceed for approximately 200 metres and the property will be found on the right hand side just before the bend and at the entrance to Spouthouse Lane.

### Entrance Hall

Communal entrance hallway leading to private entrance hall with carpeted flooring.

### Living Room 4.70m x 3.45m (narrowing to 3.11m) (15'5" x 11'3" (narrowing to 10'2"))

Carpeted flooring, double glazed window, radiator.

### Kitchen 3.08m x 2.26m (10'1" x 7'4")

Range of wall and base units, stainless steel sink, electric cooker, vinyl flooring, double glazed window to the front, gas boiler, radiator,

### Bedroom 2.53m x 4.48m (extending to 4.70m) (8'3" x 14'8" (extending to 15'5"))

Double bedroom with carpeted flooring, radiator and double glazed window.

### Bathroom

White suite with shower over bath, WC, wash basin and vinyl flooring.

### Communal Garden

Shared drying area to the rear of the property and shared lawn to the front.

### Garage

Parking for one vehicle, no power supply to garage.

### Agents Note

Available Date: 8th June 2025

Minimum Tenancy Length: 12 Months

Deposit: £875.00

Council Tax Band: A

Energy Rating: D

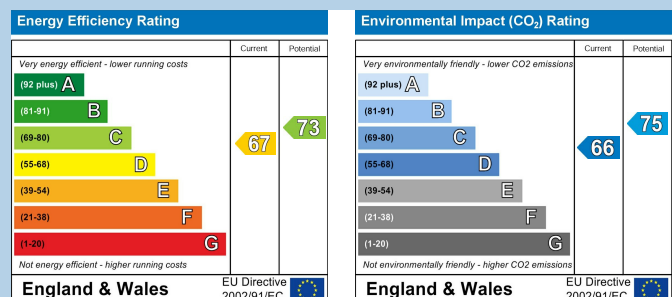
Minimum Annual Income Requirement: £22,800

Unfurnished

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

Standard Meters for Electricity, Gas and Water  
Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information



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