

23 Larkrise, Cam,
GL11 5EZ

£1,350 PCM



Immaculately presented three bedroom home in cul de sac position. Ground floor accommodation comprises of entrance porch, entrance hall, living room/diner, conservatory and newly fitted kitchen. On the first floor are three bedrooms and modern bathroom with separate shower and bath. Further benefits include gas central heating, enclosed garden and garage with further parking space on driveway. Council Tax Band C. Energy Rating C.

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Situation

This property is located in Lark Rise in Cam and is within walking distance of the village centre which has a range of facilities including: Tesco supermarket, independent retailers, chemist, cafe and hardware store. The village also has both doctors and dentists surgeries and a choice of three primary schools. 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.

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 Porch

Covered area with vinyl flooring and space for coats and shoes.

Living Room/Diner 6.74m x 2.29m (extending to 3.79m) (22'1" x 7'6" (extending to 12'5"))

Main living area accessed via entrance hall and with wood effect flooring, understair storage and windows to front and rear.

Kitchen 2.97m x 2.36m (9'8" x 7'8")

Brand new kitchen installed in 2025 with a range of wall and base units, gas boiler, integrated oven and gas hob, space for fridge and dishwasher and window overlooking rear garden.

Conservatory 2.93m x 1.81m (9'7" x 5'11")

With glazed surround, laminate flooring and garden access.

Bedroom One 3.67m x 2.63m (12'0" x 8'7")

Double bedroom with carpeted flooring and window to front.

Bedroom Two 2.99m x 1.93m (9'9" x 6'3")

Single bedroom with carpeted flooring and window to rear.

Bathroom 2.76m x 1.69m (9'0" x 5'6")

Modern bathroom suite with wc, wash basin, bath, separate shower cubicle, extensively tiled walls and window to rear.

Bedroom Three 2.09m x 1.91m (extending to 2.68m) (6'10" x 6'3" (extending to 8'9"))

Single bedroom with laminate flooring and window to front.

Externally

Enclosed rear garden with patio, lawn and rear access to garage.

Agents Note

Available Date: 15th June 2025

Minimum Tenancy Length: 6 Months

Deposit: £1555.00

Council Tax Band: C

Energy Rating: C

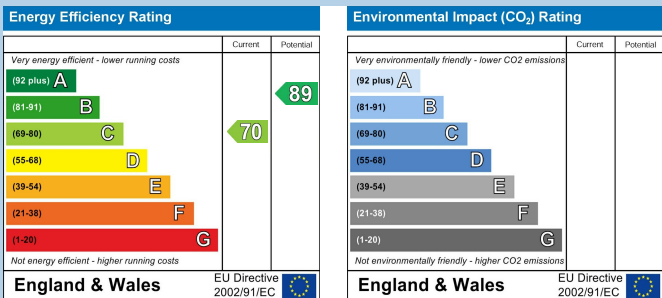
Minimum Annual Income Requirement: £40,500

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



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