

11 Addymore, Cam,
GL11 5UY

£1,050 PCM



Newly refurbished and immaculately presented two bedroom home in cul de sac position. Accommodation comprises of an open plan living area with adjoining newly installed kitchen, two bedrooms and bathroom with shower over bath. Further benefits include gas central heating, two allocated parking spaces and enclosed garden with shed. Council Tax Band B. Energy Rating TBC.

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Situation

This property is located in Addymore, 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).

Living Area 2.94m x 3.33m (extending to 4.19m) (9'7" x 10'11" (extending to 13'8"))

Spacious living area with window to front and open access to kitchen/diner.

Kitchen/Diner 4.17m x 2.93m (13'8" x 9'7")

Newly fitted kitchen with a range of wall and base units, single electric oven, induction hob, washer/dryer, gas boiler, window and door overlooking rear garden.

Landing

Bedroom One 3.18m x 2.94m (10'5" x 9'7")

Double bedroom with carpeted flooring, storage cupboard and window to front.

Bedroom Two 3.01m x 1.85m (extending to 2.03m) (9'10" x 6'0" (extending to 6'7"))

Single bedroom with carpeted flooring, storage cupboard and window to rear.

Bathroom

White suite with wash basin, wc, bath with shower over, heated towel rail and window to rear.

Externally

Enclosed garden to the rear with patio, lawn and shed. To the front is a storage cupboard/bin store and one parking space on the driveway. There is a further allocated parking space in the cul de sac.

Agents Note

Available Date: 1st August 2025

Minimum Tenancy Length: 12 Months

Deposit: £1210.00

Council Tax Band: B

Energy Rating: TBC

Minimum Annual Income Requirement: £31,500

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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