



Whatling Way, Cam GL11 5FT
£439,950



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• Detached family home • Four bedrooms • Additional study • CHAIN FREE • Garage and off-road parking for two vehicles • There will be an annual service charge when the development is complete - amount TBC. • Approximately 8 years remaining on the NHBC warranty • Freehold • Council tax band E (£2,735.96) • EPC rating B84



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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www.naylorpowell.com

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Entrance Hall

Composite door to entrance hall. Access to living room, kitchen/diner, study, cloakroom and stairs rising to first floor. Under-stairs cupboard. Radiator.

Living Room

uPVC double-glazed French doors to garden. Radiator.

Kitchen/Diner

uPVC double-glazed window to front elevation and two uPVC double-glazed windows to side elevation. Range of wall and base units with integrated appliances to include fridge/freezer, four ring electric hob, double oven, dishwasher and stainless steel one and a half bowl sink with mixer tap and drainer. Two radiators.

Utility Room

Double-glazed door to rear. Worktop with space for washing machine. Radiator.

Study

uPVC double-glazed window to front elevation. Radiator.

Cloakroom

Low-level WC and corner wash hand basin. Radiator.

Bedroom One

uPVC double-glazed window to front elevation. Radiator.

En-Suite Shower Room

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and shower cubicle. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

Bedroom Four

uPVC double-glazed window to front elevation. Radiator.

Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

Outside

The property benefits from two off-road tandem parking spaces in front of the garage. The rear garden is fully enclosed and mostly laid to lawn with a decking area. There is access to the garage and driveway via the side gate.

Location

Cam offers a community feel and provides for most of your shopping requirements with a supermarket, two pubs and a butchers. There are also a wide range of sports clubs, leisure facilities and public play areas. Cam has good motorway access via the M5, providing good links to Bristol, Gloucester and Cheltenham. Cam and Dursley train station is nearby offering local services to Bristol, Gloucester and beyond. There are plenty of primary schools to choose from as there are five in the local area and also Rednock School which offers secondary education and rated 'Good' by Ofsted.

Material Information

Tenure: Freehold.

There will be an annual service charge when the development is complete - amount TBC.

NHBC Warranty: approximately 8 years remaining.

Council tax band: E.

Local authority and rates: Stroud District Council - £2,735.96 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

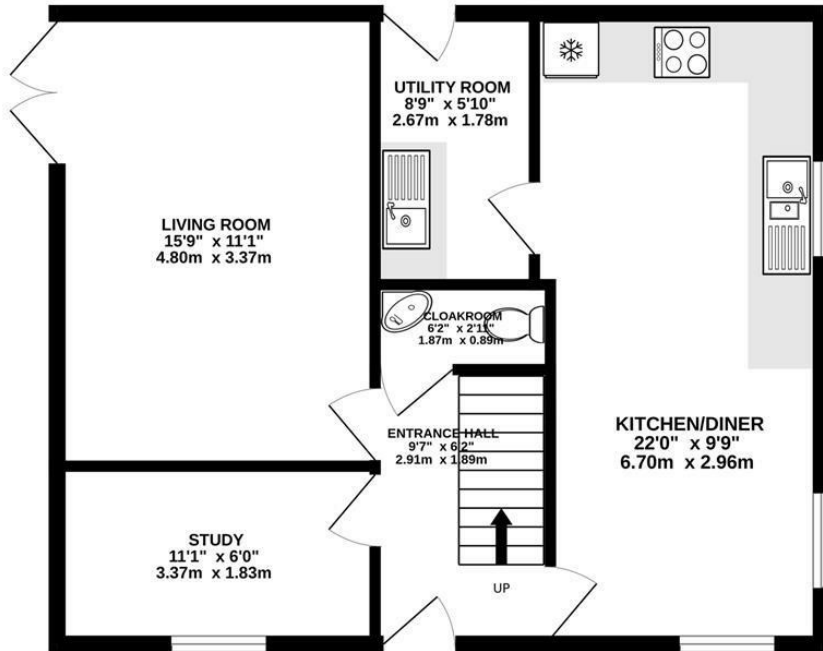
Heating: gas central.

Broadband speed: 17 Mbps (basic) and 1000 Mbps (superfast).

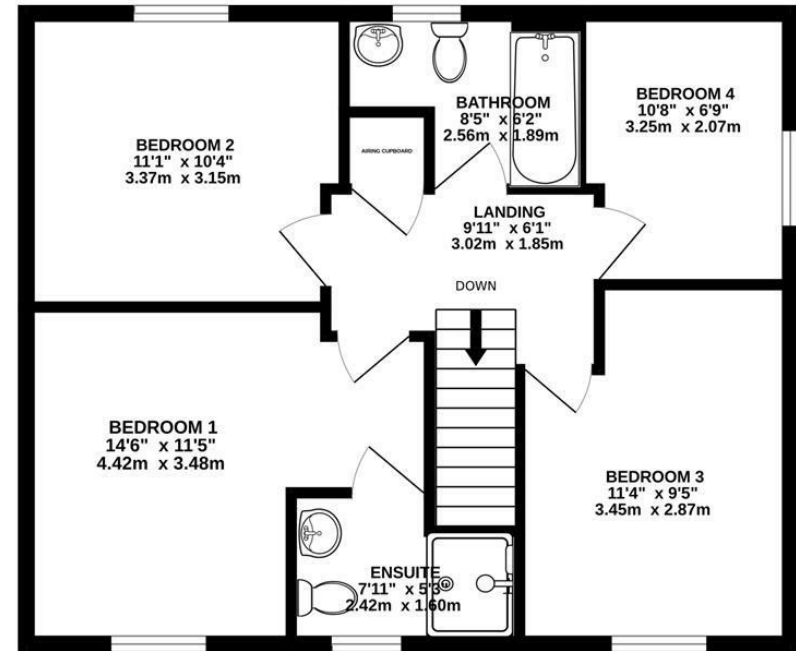
Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).



GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

