

8 Trotman Avenue, Cam,  
GL11 5RE

£1,350 PCM



Modern well presented three bedroom home in cul de sac position. Ground floor comprises of entrance hall, lounge/diner, kitchen/breakfast room with fitted appliances, bathroom and separate wc. On the first floor are three double bedrooms and ensuite shower room. Further benefits include enclosed gardens, garage with further parking and gas central heating. Energy Rating D. Council Tax Band C.

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# 8 Trotman Avenue, Cam, GL11 5RE

## Situation

This well presented three bedroomed semi-detached house is situated in a popular cul-de-sac in the Summerhayes area of Cam. The property is within a few minutes drive of the village centre and its range of facilities including Tesco's supermarket, chemist, doctors and dentist surgeries. The village also has a choice of three primary school. The adjoining town of Dursley offers a wider range of facilities including Sainsbury's supermarket, a variety of independent traders, swimming pool, library and Rednock Comprehensive School. Cam has the benefit of a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network. The village is also well placed for access to the A38 and M5/M4 motorway network.

## Entrance Hall

Laminate flooring, giving access to;

## Living Room 3.64 x 4.82 (11'11" x 15'9")

Laminate flooring, radiator, decorative fireplace, double glazed windows to front.

## Kitchen/Breakfast Room 4.19 x 3.29 (13'8" x 10'9")

Range of wall base units, single electric oven and hob, built in appliances, stainless steel sink, storage cupboard, laminate flooring, double glazed windows and door to rear.

## Bathroom

White suite comprising of wash basin, bath with shower over, laminate flooring, heated towel rail, extensively tiled walls and double glazed window.

## Downstairs WC

Laminate flooring, WC, wash basin, double glazed window.

## Stairs to First Floor Landing

Carpeted flooring, access to three bedrooms.

## Bedroom One 3.61 x 3.02 (11'10" x 9'10")

Double bedroom with carpeted flooring, radiator, double glazed windows to front, access to ensuite shower.

## Ensuite Shower

Walk in shower, WC, wash basin, heated towel rail, double glazed window to side.

## Bedroom Two 2.55 x 2.53 (8'4" x 8'3")

Double bedroom with carpeted flooring, radiator, double glazed windows to rear.

## Bedroom Three 2.50 x 2.93 (extending to window) (8'2" x 9'7" (extending to window))

Double bedroom with carpeted flooring, radiator, double glazed windows to rear, restricted head height due to sloped ceilings.

## Externally

Enclosed gravelled rear garden, patio, side access leading to garage with off ample off street parking.

## Agents Note

Available Date: 21st February 2026

Minimum Tenancy Length: 6 months

Deposit: £1555.00

Council Tax Band: C

Energy Rating: D

Minimum Annual Income Requirement: £40,500

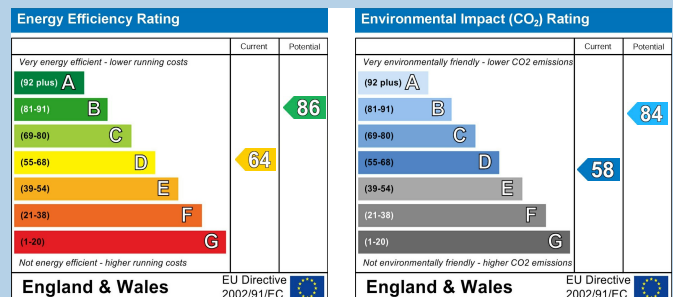
Unfurnished

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

Standard Meters

Broadband: Fibre to the Cabinet

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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