

21 Meadowvale, Cam,
GL11 6HQ

£1,295 PCM



Well presented three bedroom home with two off street parking spaces and enclosed rear garden with shed. The internal accommodation includes entrance hall, L shaped lounge/diner with patio doors to rear, brand new fitted kitchen with oven, hob and rear access, two double bedrooms with built in wardrobes, third single bedroom and family bathroom with shower over bath. Council Tax Band C. Energy Rating D.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk



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Situation

This three bedroom semi detached house is situated in a pleasant residential area in the village of Cam. The village has a Tesco supermarket along with a range of local retailers and a choice of three primary schools. The nearby town of Dursley offers a wider range of shopping facilities including Sainsbury's and Lidl supermarkets and comprehensive schooling. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'park and ride' railway station with onward connections to the National Rail 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 Hall

With vinyl flooring, window to side and stairs leading to first floor landing with loft access and airing cupboard.

Lounge/Diner 7.24m x 4.14m (narrowing to 2.57m) (23'9" x 13'6" (narrowing to 8'5"))

L-shaped lounge diner with carpeted flooring, sliding doors to patio, understair storage cupboard and windows to front and rear.

Kitchen 2.87m x 2.37m (9'4" x 7'9")

Newly fitted kitchen with a range of wall and base units, single electric oven, electric hob, plumbign for washing machine and dishwasher, space for tall fridge freezer, window to side and rear access door to garden.

Bedroom One 3.79m x 2.84m (narrowing to 2.47m) (12'5" x 9'3" (narrowing to 8'1"))

Double bedroom with carpeted flooring, built in wardrobe and window to front.

Bedroom Two 2.90m x 2.75m (9'6" x 9'0")

Double bedroom with carpeted flooring, two built in wardrobes and window to rear.

Bathroom

White suite comprising of bath with shower over, wash basin, wc and window to rear.

Bedroom Three/Office 2.64m x 2.14m (8'7" x 7'0")

Single bedroom/office with carpeted flooring and window to front.

Externally

There is a pleasant enclosed garden to the rear with lawn, patio and shed, along with side access to the front where there is a driveway with parking for two vehicles.

Agents Note

Available Date: 1st July 2025

Minimum Tenancy Length: 12 Months

Deposit: £1490.00

Council Tax Band: C

Energy Rating: D

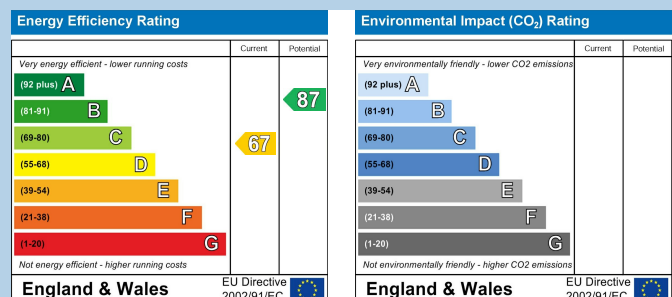
Minimum Annual Income Requirement: £38,850

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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