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Bennett Jones PARTNERSHIP

20 Trotman Avenue, Dursley, GL11 5RE

£1,300 Per Month













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 bedrooms. Further benefits include enclosed gardens, garage with further parking and gas central heating. Energy Rating D. Council Tax Band C.

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The Property Ombudsman · propertymark

20 Trotman Avenue, Dursley, 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

Leading to;

Kitchen / Dining Room 3.76m x 3.35m (12'4" x 10'11")

With a range of fitted wall and base units, incorporating worktop surfaces with inset single drainer stainless steel sink unit, built-in double oven and four ringed gas hob unit, understairs storage cupboard and built-in shelved pantry, upvc framed double glazed window to rear and matching door.

Living Room 5.26m x 3.45m (17'3" x 11'3")

With a electric fire and upvc framed double glazed window to front.

Bathroom

White panelled bath with shower over, wash hand basin, part ceramic tiled walls and upvc framed double glazed frosted window.

Separate WC

With low level wc, wash hand basin and upvc framed double glazed frosted window

Stairs to first floor

Bedroom One 5.21m x 2.72m (17'1" x 8'11")

With carpeted flooring upvc framed double glazed window to front, under eaves storage cupboard,

Bedroom Two 4.06m x 2.62m (13'3" x 8'7")

With carpeted flooring, under eaves storage cupboards, upvc framed double glazed windows with delightful views to the rear towards Cam Peak.

Bedroom Three 2.51m x 2.01m (8'2" x 6'7")

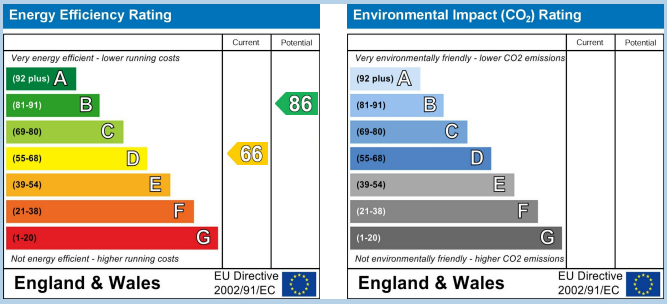
With carpeted flooring and upvc framed double glazed window to rear.

Externally

The front gardens have been landscaped with gravel area and shrubs, there is a concrete driveway leading to Detached Garage with double doors and rear courtesy door. To the rear there is a large paved patio, lawns and fruit trees.

Agents Note

Available Date: 5th December 2026
Managed by Agency
Holding Deposit: £300
Tenancy Deposit: £1500
Council Tax Band: C
Energy Rating: D
Minimum Annual Income Requirement: £39,000
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 for more information





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