

21 Larkrise, Cam,  
GL11 5EZ

£1,275 PCM



Newly decorated three bedroom home in cul de sac position. L-shaped living/dining room, modern kitchen with oven/hob, entrance hall, three first floor bedrooms and bathroom with shower over bath. Benefits from private rear garden with patio and lawn, two parking spaces to front and gas central heating. Council Tax Band B. Energy Rating C.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

lettings@bennettjones.co.uk



## 21 Larkrise, Cam, GL11 5EZ

### Situation

This three bedroom terraced house is situated on the popular residential area of Larkrise in the village of Cam. The centre is within a few minutes walk and has a wide range of amenities including Tesco supermarket, post office, village hall and doctor and dentist surgeries. The village is also well served by three primary schools and the nearby town of Dursley provides a wider range of shopping facilities including Sainsburys and Lidl supermarkets, swimming pool, gym and Rednock Comprehensive School. Commuting to the larger centres of Gloucester, Cheltenham and Bristol is made easily accessible via the A38 and M5/M4 motorway network. The Cam and Dursley 'Park and Ride' railway station brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively.

### 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

### Lounge/Diner 6.78m x 3.71m (narrowing to 2.24m) (22'2" x 12'2" (narrowing to 7'4"))

L-shaped living/dining room with sliding doors to rear, windows to front and understair storage cupboard.

### Kitchen 2.98m x 2.37m (9'9" x 7'9")

Modern kitchen with a range of wall and base units, single electric oven, gas hob, gas boiler, stainless steel sink, plumbing for washing machine and window to rear.

### Landing

With storage cupboard and access to boarded loft space.

### Bedroom One 3.62m x 2.61m (11'10" x 8'6")

Double bedroom with carpeted flooring and window to front.

### Bedroom Two 3.09m x 2.62m (narrowing to 1.91 (10'1" x 8'7" (narrowing to 6'3"))

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

### Bedroom Three 2.6m x 2.02m (narrowing to 1.07m) (8'6" x 6'7" (narrowing to 3'6"))

Single bedroom with carpeted flooring and window to front.

### Bathroom

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

### Externally

Enclosed private garden to rear with paved patio, lawn and shed. At the front are two off street parking spaces and a lockable storage cupboard/bin store.

### Agents Note

Available Date: 1st August 2025

Minimum Tenancy Length: 12 Months

Deposit: £1470.00

Council Tax Band: B

Energy Rating: C

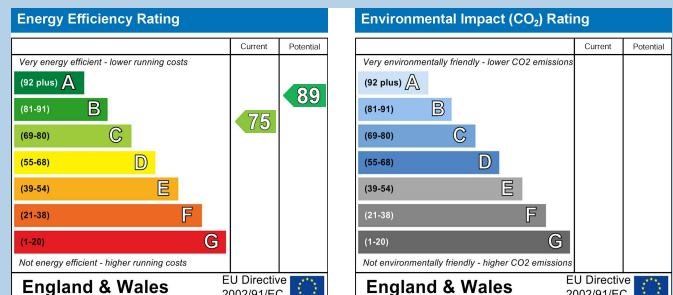
Minimum Annual Income Requirement: £38,250

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](http://www.checker.ofcom.org.uk) for more information



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.