

24 Shutehay Drive, Dursley,
GL11 5UT

£1,350 PCM



Well presented three bedroom semi-detached house in quiet cul de sac. Comprising of entrance hall, living room/diner, kitchen with integrated appliances on the ground floor. Two double bedrooms with built in wardrobes, third bedroom and family bathroom on the first floor with enclosed garden and garage externally. The property is available from June and preferably for a long term let. Energy rating D. Council tax band C.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk



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Situation

This property is located in a sought after and popular cul-de-sac on Shutehay Drive and is within walking distance of Cam village centre, which has a range of facilities including Tesco's supermarket, independent retailers, chemist and hardware store. The village also has both doctors and dentist surgeries and a choice of three primary schools along with public houses. The nearby town of Dursley offers a wider range of shopping facilities along with sports hall, community centre, 18 hole golf course and secondary schooling. Cam has a 'Park and Ride' railway station with onward connections to the national rail network. The village is also well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network.

Directions

From Dursley town centre proceed north west out of town on the A4135 proceeding straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and proceed down the incline and take the first turning on the left into Manor Avenue. Proceed taking the third turning on the right into Shutehay Drive and take the third turning on the right and number 24 can be found on the right hand side.

Entrance Hall

Upvc front door, vinyl flooring and radiator

Kitchen 2.49 x 2.31 (8'2" x 7'6")

Range of wall and base units, one and a half bowl stainless steel sink and wood effect work surface, double glazed window to front, electric oven and gas hob, space for washing machine and fridge freezer. Vinyl flooring.

Living Room 4.50 x 4.47 (14'9" x 14'7")

Carpeted flooring, double glazed window and door to rear garden, radiator, large understairs cupboard.

Stairs to First Floor

Carpeted flooring, airing cupboard housing boiler.

Bedroom One 3.25 x 2.54 (10'7" x 8'3")

Carpeted flooring, double glazed window to front, radiator, built in wardrobe.

Bedroom Two 3.00 x 2.54 (9'10" x 8'3")

Carpeted flooring, double glazed window to rear, radiator, built in wardrobe.

Bedroom Three 2.06 x 1.85 (6'9" x 6'0")

Carpeted flooring, double glazed window to rear, radiator.

Bathroom

Modern white suite with wash basin, wc, bath with mains power shower and electric shower over, radiator, double glazed window to front and vinyl flooring.

Externally

Benefitting from enclosed rear garden with patio and lawn area, rear pedestrian door to garage with lighting and power. Front garden and driveway.

Agents Note

Available Date: 1st June 2026

Deposit: £1557

Council Tax Band: C

Energy Rating: D

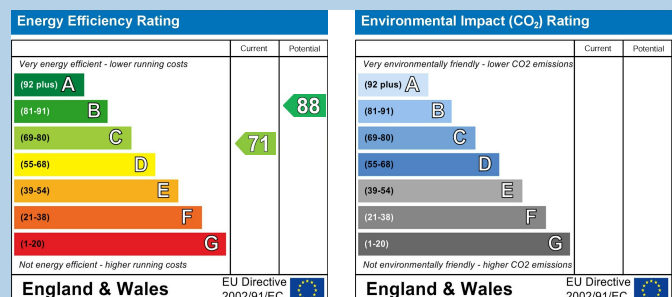
Unfurnished

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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