

1 Eddy Croft, Cam,  
GL11 5FN

£2,000 Per Month



Immaculately presented four-bedroom detached home, thoughtfully upgraded for excellent energy efficiency. The accommodation comprises a welcoming entrance hall, a spacious living room, and a stunning open-plan kitchen/diner with bi-fold doors opening onto the garden. There is also a separate utility room and cloakroom. Upstairs offers four generous double bedrooms, with en-suite bathrooms to both the principal bedroom and bedroom two, along with a family bathroom. Further benefits include air source heat pump, solar panels, air conditioning, an integrated garage, driveway parking for two vehicles and a beautifully landscaped rear garden. Energy Rating A | Council Tax Band E

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

lettings@bennettjones.co.uk



# 1 Eddy Croft, Cam, GL11 5FN

## Situation

This property occupies a pleasant position towards the edge of the new Bovis development off Box Road in Cam, close to open fields and trees. This family home is on the outskirts of the village within a 5 minute walk of the train station which has regular services to Gloucester and Bristol with onward connections to the National Rail network. There is a Spar shop within a few minutes walk and Cam village is within a few minutes drive having a Tesco supermarket and a range of local traders. There are three primary schools within Cam and Rednock comprehensive school is in Dursley, which has a larger range of shopping facilities including: Sainsbury's supermarket, independent retailers, swimming pool, library and community centre.

## 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).

## Canopy Porch

## Entrance Hallway

Double glazed composite front door and panel, stairs to first floor, under stair cupboard, radiator, door to garage.

## Living Room 4.80m (max into bay) x 3.37m (15'8" (max into bay) x 11'0")

Double glazed bay window to front, double glazed window to side, two radiators.

## Cloakroom

Low level WC, wash hand basin, extractor fan, radiator.

## Kitchen / Dining Room 8.75m x 3.24m (28'8" x 10'7")

Fitted kitchen with base and wall units, laminate work surfaces over, electric oven and grill, separate induction hob with hood over, integrated tall fridge freezer, integrated dishwasher, one and half bowl stainless steel sink and drainer, double glazed bi-fold doors and window to garden, two radiators, door to:

## Utility Room

Base unit with laminate work surface over, space and plumbing for washing machine double glazed door to side, radiator.

## Stairs to First Floor

Radiator, airing cupboard with hot water cylinder.

## Bedroom One 4.67m narrowing to 3.87m x 3.36m (15'3" narrowing to 12'8" x 11'0")

Double glazed window to front, radiator, built in wardrobe, air condition unit, door to:

## En-Suite

Walk-in shower with rainfall mixer, low level WC, wall mounted wash hand basin, heated towel rail, double glazed window to side.

## Bedroom Two 4.43m x 3.00m (14'6" x 9'10")

Double glazed window to front, radiator, door to:

## En-Suite

Walk-in shower with mixer, low level WC, wall mounted wash hand basin, heated towel rail, double glazed window to front.

## Bedroom Three 3.36m x 3.10m (11'0" x 10'2")

Double glazed window to rear, radiator, air conditioning unit.

## Bedroom Four 3.63m x 3.00m (11'10" x 9'10")

Double glazed window to rear, radiator, built in wardrobe.

## Family Bathroom

Bath with mixer shower, low level WC, wall mounted wash hand basin, double glazed window to rear, heated towel rail.

## Externally

The rear garden has been recently landscaped, laid to lawn with two seating areas and raised beds. Side access leads to the front driveway which has parking for two vehicles and access to GARAGE which has light and power and up and over door to front. EV charger available on request.

## Agents Note

Available Date: 1st July 2026

Deposit: £2307.00

Council Tax Band: E

Energy Rating: A

Minimum Annual Income Requirement: £60,000

Unfurnished or Part Furnished available

Utilities: Mains Electric, Water and Sewerage are connected.

Smart Meters, Water meter

Broadband: Fibre to the Premises - EE Wi-Fi billed separately at £43pcm.

Because of the integrated smart system combining the heat pump and solar panels, electricity is included.

For mobile signal, 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.