

10 Clappen Close, Cirencester, GL7 1WQ



Welcome to Pembroke Park, Cirencester – a well-presented three-bedroom home offering balanced living space, a private garden, and practical parking, perfectly suited to modern family life or those stepping onto the property ladder **
NO ONWARD CHAIN **

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Key Features



3
Bedrooms



1
Bathrooms



1
Receptions

Description

Having entered the property, you are welcomed into a bright and inviting hallway which leads through to the main living space. The sitting room provides a comfortable area to relax, with a pleasant outlook and space for everyday living. To the rear, the kitchen/dining room is a real focal point of the home, offering a sociable layout with direct access into the garden - ideal for entertaining, family time, or enjoying the warmer months.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom, along with a modern family bathroom. The layout is both practical and versatile, appealing to a wide range of buyers.

Overall, this is a home that has been well cared for, offering a ready-to-move-into opportunity within a popular residential setting.

Exterior

The property benefits from a private rear garden, mainly laid to lawn with space for outdoor seating and entertaining. The garden is enclosed, creating a safe and enjoyable environment for families and pets. To the front, the property is set back with a neat and tidy approach, adding to its overall kerb appeal.

Parking

The property offers driveway parking, providing convenient off-road space for residents and visitors.

Essentials & Tenure

Feehold -
Gas fired central heating and hot water
EPC Rating: B
Council Tax: Band D 2026/27 £2537.78

In accordance with the approved planning permission there are Public Open Space areas. The open space areas are not to be adopted by the Local Authority, therefore the long term management and maintenance of these will be under a Management Company - We are informed that Pinnacle are in place and the annual cost to each owner is approx. £300.

Location/Area

Pembroke Park is a popular residential development on the edge of Cirencester, offering excellent access to local amenities, schools, and transport links. The town centre is within easy reach, providing a range of independent shops, cafes, and restaurants, along with well-regarded schools and leisure facilities.

Cirencester itself is known as the Capital of the Cotswolds, offering a vibrant community feel alongside beautiful surrounding countryside.

Sellers Comments

"One of the things we've loved most about living here is the outstanding location, offering both convenience and a real sense of community. The neighbours are kind, respectful and genuinely look out for one another, which creates a safe and welcoming environment."

It's a peaceful setting overall, and we've always found it to be a calm and comfortable place to call home. We truly couldn't have wished for a lovelier community to be part of."

Viewings

Viewings strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on 01285 239486 or 07851 111800 to arrange your viewing.

Agents Notes

These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Buyers should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

Buyer Verification / AML Compliance

In accordance with UK Anti-Money Laundering regulations, all prospective buyers are required to complete full identity and financial verification before any offer can be formally accepted. This includes photographic identification, proof of address, and evidence of funding or financial arrangements.

Verification is completed securely via Thirdfort, our approved independent compliance provider, using encrypted remote technology. A fee of £18 (inclusive of VAT) per buyer applies. We cannot proceed with negotiations or formally accept an offer until all AML requirements have been satisfied in full.

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We also create engaging video tours of our homes, available across our website and social channels, giving buyers the chance to explore properties anytime, anywhere.



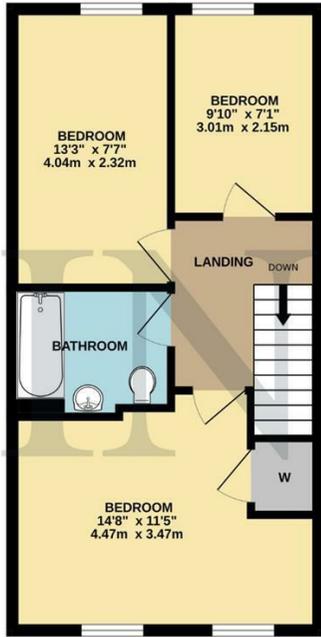
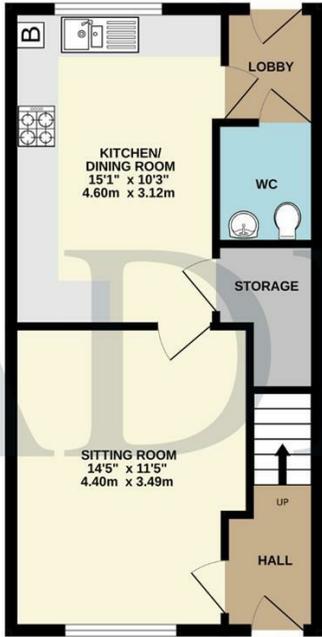




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 Floor Area: 925.70 sq ft

GROUND FLOOR
 433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR
 432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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