ADKINS

16 Trotman Walk, Cirencester, GL7 1RJ

Welcome to Trotman Walk - a well-presented three-bedroom townhouse arranged over three floors, set within the popular Corinium Via development. Ideally positioned for Cirencester town centre and Kingshill schools, with an enclosed rear garden and NO ONWARD CHAIN.

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Key Features

3 Bedrooms

2 Bathrooms

1 Receptions

Description
The accommodation is arranged over three floors, offering a practical and versatile layout.

On the ground floor, the kitchen/dining room is well equipped with plenty of storage and a range of integrated appliances, including a fridge/freezer, dishwasher, oven, microwave and gas hob with extractor over. There is also a useful cloakroom with WC and wash hand basin just off the entrance hallway.

The kitchen/dining room feels light and spacious, with additional storage and glazed French doors opening directly onto the patio and enclosed rear garden.

The first floor offers two double bedrooms together with the family bathroom, fitted with a bath and shower over, WC and wash hand basin. An airing cupboard off the landing provides useful additional storage.

Occupying the top floor is the generous principal bedroom suite, with plenty of space for a king-size bed, bedroom furniture and even a small seating area. There is a useful storage cupboard housing the gas-fired boiler, together with a private en-suite shower room with shower enclosure, WC and wash hand basin.

Outside
Set back from the road in a tucked-away position, the front garden is mainly laid to gravel and enclosed by a traditional Cotswold stone wall, with a pathway leading to the front door.

To the rear is a good-sized enclosed garden with a patio area and timber fencing, providing a pleasant space for outdoor seating and entertaining. A pedestrian gate provides access to the rear, where the property benefits from a garage and off-road parking.

Essentials
Tenure: Freehold.
EPC Rating: C 79
Cotswold District Council: Band: D - 2026/27 £2319.79
The property is approximately 16 years old and benefits from gas-fired central heating and hot water, with traditional radiators and double glazing throughout. The windows and external doors feature engineered timber frames.

Sellers Comments
“I’ve really enjoyed living at Trotman Walk. It’s a quiet, tucked-away spot, but still really convenient for walking into Cirencester and getting out into the Cotswolds. I particularly enjoy spending time in Cheltenham, and the easy commute there has always been a real plus. Having the garden, garage and plenty of space over three floors has made it a really comfortable home.”

Location
Trotman Walk is situated within the popular Corinium Via development, conveniently placed for Cirencester town centre and Kingshill schools.

Known as the Capital of the Cotswolds, Cirencester is surrounded by beautiful countryside, picturesque villages and some of the region’s best-loved walks, pubs and destinations. The town itself offers a great mix of independent shops, cafés, restaurants, markets and everyday amenities.

Kemble Station provides direct rail services to London Paddington, while the A419 and A429 give convenient access towards Cheltenham, Swindon and the wider Cotswolds.

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 current Anti-Money Laundering regulations, all prospective buyers are required to complete identity and financial verification before an offer can be formally accepted or a Memorandum of Sale issued.

This process is carried out securely via Thirdfort, our approved independent compliance provider. Buyers will receive a secure link to complete identity, address, and financial verification remotely. A fee of £18 inclusive of VAT per buyer applies for AML verification. Where required, a Source of Funds check may also apply at £18 inclusive of VAT per transaction.

Please note that we are unable to formally accept an offer or progress negotiations until all AML requirements have been fully satisfied.

Social
Don’t miss our latest property listings, market updates, and behind-the-scenes insights, follow us on social media @adkinsproperty.
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

Thinking of Selling or Letting Your Property
At Adkins Property, we offer expert market appraisals to help you understand the true value of your home in today’s market. Whether you’re looking to sell or let, our award-winning team provides honest, professional advice tailored to your needs.

With our extensive local knowledge, dynamic marketing strategies, and personalised approach, we ensure your property stands out.

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Floor Area: sq ft

TOTAL FLOOR AREA : 1016sq.ft. (94.4 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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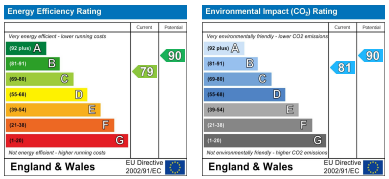
Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that 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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