

26 Clappen Close, Cirencester, GL7 1WQ



**\*\* SALE AGREED stc \*\*** Welcome to 26 Clappen Close - This Impressive FIVE-BEDROOM Family Home is finished in Cotswold stone and offered FOR SALE on the eastern edge of Cirencester. Built in recent years by David Wilson Homes, the property is located in a quiet area of Pembroke Park. **\*\* Highly recommended \*\***

# 26 Clappen Close, Cirencester, GL7 1WQ

## Key Features



5  
Bedrooms



3  
Bathrooms



2  
Receptions

## Description

The Emerson is a five double bedroom detached family home providing towards 2200 sq.ft of accommodation, presented in immaculate condition by its first owners. Karndean flooring is fitted throughout, the ground floor benefits from internal window shutters, while 4 bedrooms have fitted wardrobes.

Ground floor - Entered via a welcoming entrance hallway with a cloakroom and understairs storage. There's a dining room/study a large sitting room with a bay window to the front and French doors to the rear garden. The kitchen/breakfast room is open-plan and offers ample space for dining and entertaining. There are many built in appliances which include, a double fridge/freezer, dishwasher, oven/grill, main oven and electric hob. French doors provide access to the rear garden, there is a separate utility room with an integrated washing machine, space for a tumble drier and door to the side of the property.

First floor - The master bedroom is impressive in size and includes a walk-in dressing room area and en-suite shower room. There are two further double bedrooms and a family bathroom.

Second floor - A large landing area with twin velux windows providing lots of natural light, 2 further double bedrooms and a shower room.

## Exterior

The front of the property is set back from the road with its own front garden enclosed by traditional black wrought iron railings. There is open access from the driveway, and a gate to the front door.

## Rear Garden

The rear garden faces south and is enclosed by timber fencing, the current owners have planted mature trees which provide additional privacy, there's also a benefit to birds and natural wildlife. There is a paved area for dining and entertaining, and a handy access gate to the driveway and garage.

## Driveway & parking

The double detached garage has twin up and over doors, and is fitted with power and light. The driveway is in front and provides parking for 3 cars.

## Essentials

This property benefits from gas fired central heating with traditional radiators. The windows and doors are all engineered timber framed with double glazing throughout. Ultra-fast Fibre broadband is also connected to the property. EPC Rating: B

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.

## Council Tax

Cotswold District Council - Trinity Road - Cirencester 01285 623 000 : Tax Band: F - Amount payable 2024/25 £3303.61

## Area/Location

Pembroke Park is situated towards the eastern side of Cirencester and provides excellent access to local schools such as; Kingshill and Watermoor. The development was completed in 2018 and consists of approx. 94 homes, there's a central green area with a playpark. There are many areas to walk and Cirencester's market place is approx. 20 mins walk away.

Cirencester is a vibrant market town in Gloucestershire. This historic Roman town is just minutes from beautiful countryside, picturesque Cotswold villages and good road links via the M4 and M5 motorways. With many independent shops, cafes, bars and restaurants, there's regular weekly Charter Markets and the Farmers' Market, held on the 2nd & 4th Saturday of the month.

## Viewings

Please provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the Vendor's Agent - Fine & Village by Adkins Property in Cirencester - We look forward to hearing from you soon.

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## Agents Notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc.

## Compliance

The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first. The total area may also include the garage if it has one.

Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

Please note that in accordance with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is formally accepted by our vendor.

Adkins Property Group is a member of propertymark and the Property Ombudsman (TPO).

## Social

Please feel free to follow us on social media such as Instagram, Facebook, YouTube, LinkedIn & TikTok, like and share our posts @adkinsproperty @fineandvillage

## Are you looking to sell?

If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.







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## Floor Area: 2184.00 sq ft

### 26 Clappen Close | Cirencester



TOTAL FLOOR AREA : 2184 sq. ft. (202.9 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	93	A	A
<small>100 = most efficient / lower running costs</small> <small>100 kWh/m<sup>2</sup> A</small> <small>91-90 B</small> <small>81-77 C</small> <small>69-64 D</small> <small>55-48 E</small> <small>39-34 F</small> <small>21-20 G</small> <small>Not energy efficient / higher running costs</small>		<small>100 = lowest environmental impact / lower CO<sub>2</sub> emissions</small> <small>100 kWh/m<sup>2</sup> A</small> <small>91-81 B</small> <small>71-61 C</small> <small>51-41 D</small> <small>31-21 E</small> <small>11-1 F</small> <small>0-10 G</small> <small>Not environmentally friendly / higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> <small>EU Directive</small> <small>2002/91/EC</small>		<small>England &amp; Wales</small> <small>EU Directive</small> <small>2002/91/EC</small>	

