

Rolfe East



Coombe, Sherborne, DT9 4AU

Asking Price £275,000

- BRAND NEW STYLISH GROUND FLOOR TWO DOUBLE BEDROOM OPEN-PLAN APARTMENT.
- SOUGHT-AFTER RESIDENTIAL ADDRESS ON OUTSKIRTS OF SHERBORNE.
- ALLOCATED PARKING SPACE WITH EV CHARGING POINT.
- FINISHED AND READY TO RESERVE NOW!
- SIMPLY HUGE SITTING ROOM ENTERTAINING SPACE EXTENDING TO 902 SQUARE FEET.
- LARGE FEATURE uPVC DOUBLE GLAZING WINDOWS AND ELECTRIC HEATING.
- PRETTY COMMUNAL GARDEN AREA.
- FORMING PART OF AN ATTRACTIVE PERIOD CHAPEL CONVERSION.
- BRAND NEW CONTEMPORARY KITCHEN AND BATHROOM.
- VACANT - NO FURTHER CHAIN.

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Flat 3 Coombe Chapel Coombe, Sherborne DT9 4AU

'Flat 3 Coombe Chapel' is a simply huge (902 square feet), stylish and beautifully presented, brand new two double bedroom ground floor apartment forming part of a recently converted period Chapel building in the sought-after area of Coombe, on the outskirts of Sherborne town. Featuring impressive ceiling heights and a huge open-plan sitting room / dining room measuring 23'3" maximum x 18' maximum as well as a separate kitchen / breakfast room. The flat has a allocated parking space with electric vehicle charging point, and access to attractive communal gardens. The flat enjoys large, feature uPVC double glazed windows and is heated by Dimplex Quantum High Retention dual rate heaters. A front door from a communal hallway opens into an entrance reception hall, an impressive open-plan sitting room / dining room, creating a fantastic entertaining space, a welcoming and modern living environment. With large feature windows and an abundance of natural light throughout the day. The property has the benefit of both fabulous countryside walks from the front door as well as being a short walk to the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station to London Waterloo. Sherborne has also recently won the award for the best place to live in the Southwest by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. This amazing home is vacant, finished and ready to reserve now!



Council Tax Band: New Build



Communal front door and communal entrance hall. Private front door leads to

ENTRANCE RECEPTION HALL: 16'3 maximum x 6'2 maximum. A generous entrance reception hall providing a greeting area and a heart to the home. Excellent ceiling heights, inset feature ceiling lighting, moulded skirting boards and architraves. Entry intercom telephone. Door leads to airing cupboard housing pressurised hot water cylinder and immersion heater. Doors lead off the entrance reception hall to the main rooms.

SITTING ROOM / DINING ROOM: 23'3 maximum x 18' maximum. An impressive open-plan living space boasting excellent ceiling heights, inset feature ceiling lighting, moulded skirting boards and architraves, two Dimplex Quantum High Retention dual rate heaters, TV point, large entrance leads to kitchen / breakfast room providing a full through-measurement of 30'7 maximum.

KITCHEN BREAKFAST ROOM: 8'10 maximum x 19'4 maximum. An extensive range of contemporary kitchen units comprising oak effect laminated work surface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, inset electric hob with electric stainless steel oven under, a range of drawers and cupboards under, space for dishwasher, space for upright fridge freezer. Timber effect flooring, inset feature ceiling lighting, moulded skirting boards and architraves. This room enjoys a light dual aspect with uPVC double glazed window to the rear. uPVC double glazed door to the side. Wall mounted stainless steel cooker hood extractor fan. Timber effect flooring.

BEDROOM ONE: 11'1 maximum x 10'11 maximum. A double bedroom, excellent ceiling heights. uPVC double glazed window to the rear, moulded skirting boards and architraves, Dimplex

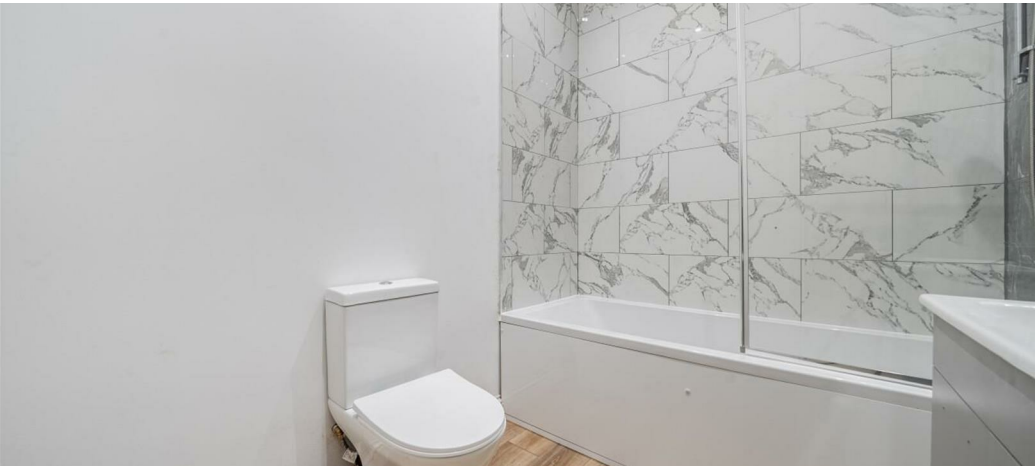
Quantum High Retention dual rate heaters.

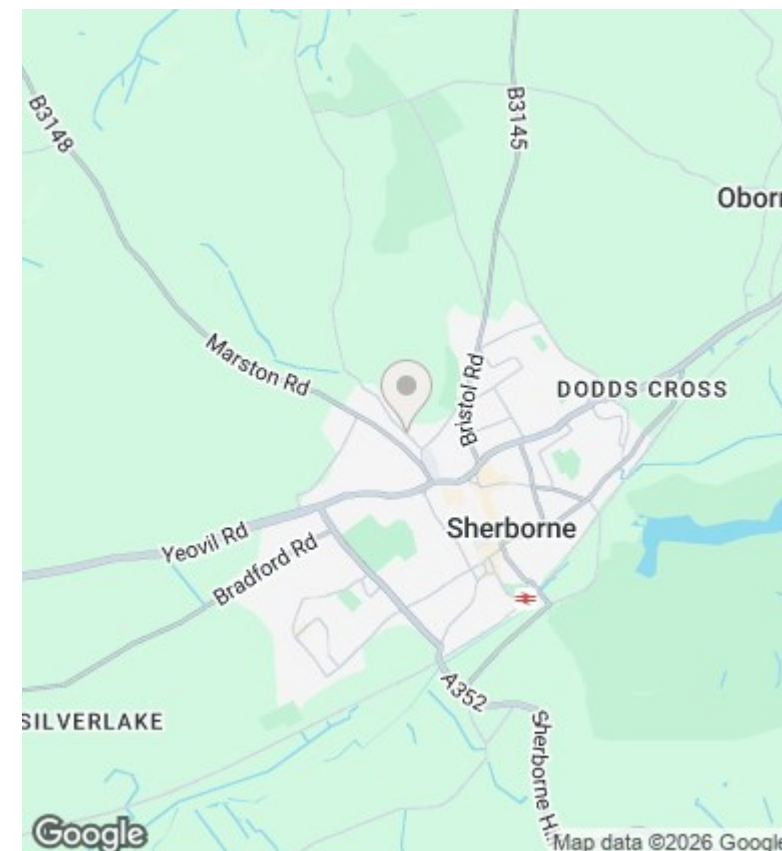
BEDROOM TWO: 11'7 maximum x 9' maximum. A second double bedroom, excellent ceiling heights, uPVC double glazed window to the rear, Dimplex Quantum High Retention dual rate heaters, moulded skirting boards and architraves.

FAMILY BATHROOM: 8'5 maximum x 5'11 maximum. A modern white suite comprising fitted low level WC, wash basin over storage cupboards, mixer tap over, tiled splash back, panel bath with glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, excellent ceiling heights, extractor fan, timber effect flooring, chrome heated towel rail, illuminated demister mirror, moulded skirting boards and architraves.

OUTSIDE: This property comes with one allocated parking space plus EV charging point. It has the use of a pretty communal garden area.







Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

New Build

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		