

Rolfe East



Coombe, Sherborne, DT9 4AU

Asking Price £220,000

- BRAND NEW STYLISH GROUND FLOOR ONE BEDROOM OPEN-PLAN APARTMENT.
- LARGE FEATURE UPVC DOUBLE GLAZING WINDOWS AND ELECTRIC HEATING.
- ALLOCATED PARKING SPACE WITH EV CHARGING POINT.
- FINISHED AND READY TO RESERVE NOW!
- FORMING PART OF AN ATTRACTIVE PERIOD CHAPEL CONVERSION.
- BRAND NEW CONTEMPORARY KITCHEN AND BATHROOM.
- PRETTY COMMUNAL GARDEN AREA.
- SOUGHT-AFTER RESIDENTIAL ADDRESS ON OUTSKIRTS OF SHERBORNE.
- GROUND FLOOR FRONT DOOR.
- VACANT - NO FURTHER CHAIN.

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Flat 2 Coombe Chapel Coombe, Sherborne DT9 4AU

'Flat 2 Coombe Chapel' is a stylish and beautifully presented, brand new one-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 a bright dual-aspect open-plan living space, contemporary kitchen and bathroom, allocated parking 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 kitchen/living room, creating a welcoming and modern living environment. With large, feature uPVC double glazed window to the front elevation, allowing an abundance of natural light throughout the day and enjoying a sunny southerly aspect. 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: 10'4 maximum x 8'5 maximum. A greeting area providing a heart to the home. Moulded skirting boards and architraves. Intercom entry phone system. Inset ceiling lighting. Door leads to airing cupboard housing pressurised hot water cylinder and immersion heater. Doors lead off the entrance hall to the main rooms.

OPEN-PLAN SITTING ROOM / KITCHEN: 27'11 maximum x 11'9 maximum. An impressive open-plan contemporary living space comprising sitting room area, large feature uPVC double glazed window to the front. boasting a sunny, southerly aspect. Double glazed ceiling window, Two feature double glazed windows, moulded skirting boards and architraves, inset feature ceiling lighting, Dimplex Quantum High Retention dual rate heater, TV point, kitchen area with a range of contemporary fitted kitchen units comprising oak effect laminated work surface inset stainless steel sink bowl and drainer unit mixer tap over, inset electric hob with stainless steel electric oven under, decorative tiled surrounds, A range of drawers and cupboards under. Space for dishwasher or washing machine. A range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, timber effect flooring, inset feature ceiling lighting.

BEDROOM: 15'1 maximum x 9'8 maximum. A double bedroom, uPVC double glazed window to the front boasting a sunny southerly aspect, moulded skirting boards and architraves, Dimplex Quantum High Retention dual rate heater.

FAMILY BATHROOM: 10'4, maximum x 4'9 maximum. A modern white suite comprising low level WC. Wash basin over storage

cupboard, tiled splash back, panel bath with glazed shower screen, wall mounted mains shower over, tiled splash prone areas, timber effect flooring, moulded skirting boards and architraves, chrome heated towel rail, illuminated demister mirror, extractor fan, inset feature ceiling lighting.

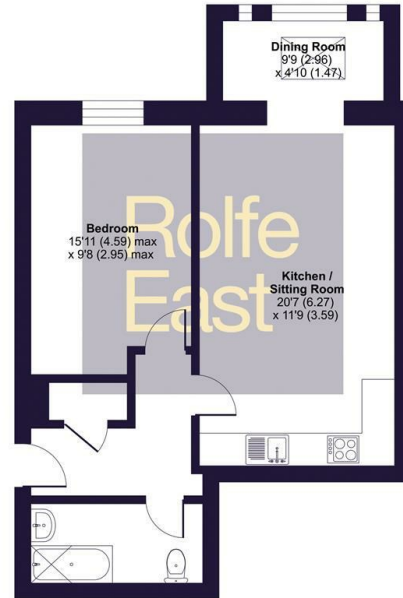
OUTSIDE: This property comes with one allocated parking space with EV charging point. It also has the use of a pretty communal garden area.



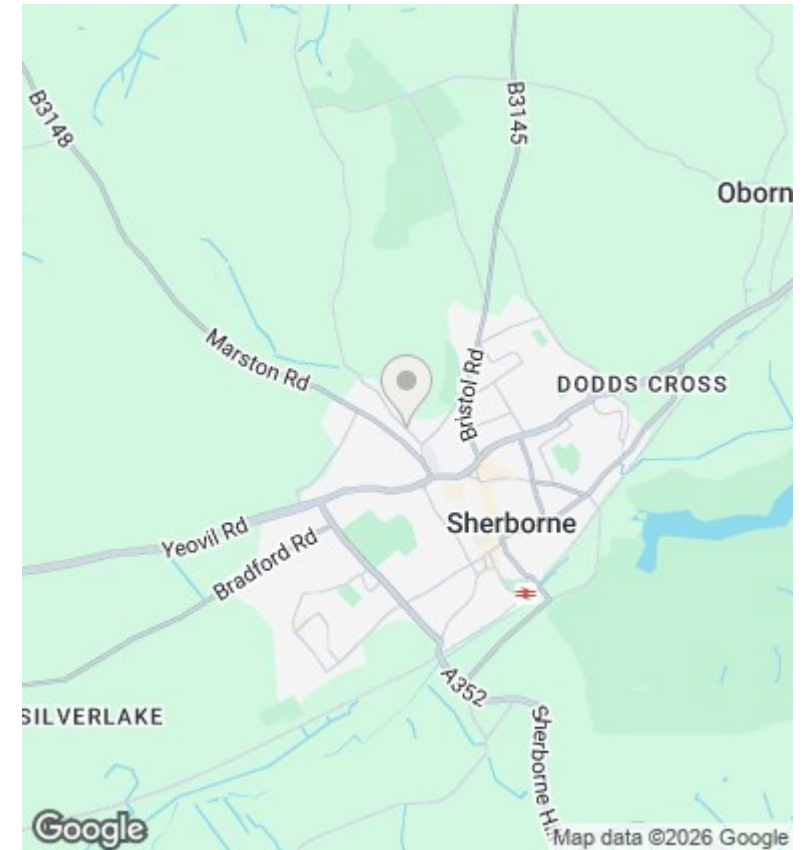


Coombe Chapel, Combe, Sherborne, DT9

Approximate Area = 586 sq ft / 54.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richbecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1497162



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	74	74
(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		