

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 SHOWER ROOM.
- PRETTY COMMUNAL GARDEN AREA.
- SOUGHT-AFTER RESIDENTIAL ADDRESS ON OUTSKIRTS OF SHERBORNE.
- PRIVATE GROUND FLOOR FRONT DOOR.
- VACANT - NO FURTHER CHAIN.

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Flat 1 Coombe Chapel Coombe, Sherborne DT9 4AU

'Flat 1 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 shower room, 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 private double glazed entrance door opens directly into an impressive open-plan kitchen/living room, creating a welcoming and modern living environment. Measuring over 20ft in length, this spacious room benefits from a dual aspect with feature uPVC double glazed windows to the front and side elevations, allowing an abundance of natural light throughout the day and enjoying sunny southerly and westerly aspects. 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



Ground floor double glazed private front door leads to

OPEN-PLAN SITTING ROOM / KITCHEN: 20'10 maximum x 12'1 maximum. An impressive, stylish open-plan room enjoying a light dual aspect with feature uPVC double glazed windows to the front and side. This room is split into two zones.

Sitting room area: Two feature uPVC double glazed windows to the front, uPVC double glazed window to the side, boasting sunny, southerly and westerly aspects. Moulded skirting boards and architraves, inset feature ceiling lighting.

Kitchen area: A range of brand new 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 electric oven under, a range of drawers and cupboards under, space for washing machine, space for fridge, a range of matching wall mounted cupboards, tiled surrounds, wall mounted stainless steel cooker hood extractor fan, wall mounted extractor fan, inset ceiling lighting, timber effect flooring, Dimplex Quantum High Retention dual rate heaters. Door from the open plan kitchen sitting room leads to

BEDROOM: 11'11 maximum x 9'2 maximum. A double bedroom, uPVC, double glazed window to the side, moulded skirting boards and architraves, Dimplex Quantum High Retention dual rate heaters.

Entrance leads to

INNER HALL: Timber effect flooring, inset ceiling lighting, door leads to airing cupboard housing pressurised hot water cylinder. Door from the inner hall leads to

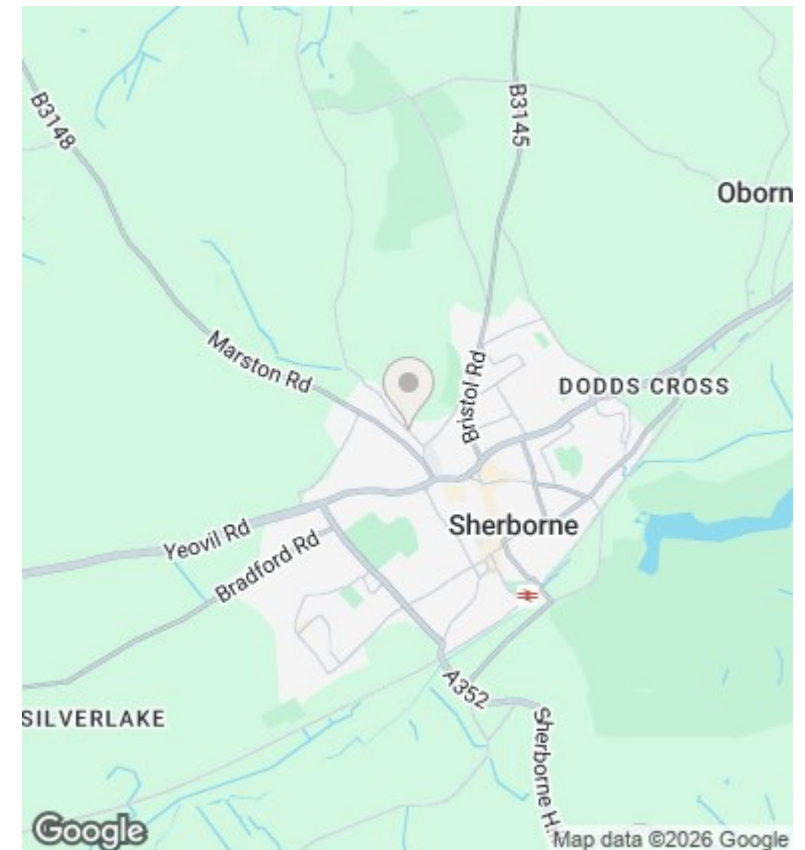
SHOWER ROOM: 5'8 maximum x 6'8 maximum. A modern suite comprising low level WC, wash basin over storage cupboard, tiled

splash back, glazed shower cubicle with wall mounted mains shower over, tiling into splash prone areas, timber effect flooring, chrome heated towel rail, illuminated demister mirror, extractor fan.

OUTSIDE: This flat comes with one allocated parking space plus electric vehicle charging point. There is 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	70	70
(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		