

Rolfe East



Coombe, Sherborne, DT9 4AU

Asking Price £240,000

- BRAND NEW STYLISH FIRST FLOOR TWO DOUBLE BEDROOM OPEN-PLAN APARTMENT.
- FORMING PART OF AN ATTRACTIVE PERIOD CHAPEL CONVERSION.
- BRAND NEW CONTEMPORARY KITCHEN AND BATHROOM - EXCELLENT CEILING HEIGHTS.
- FINISHED AND READY TO RESERVE NOW!
- GENEROUS LIVING SPACE EXTENDING TO 644 SQUARE FEET.
- SOUGHT-AFTER RESIDENTIAL ADDRESS ON OUTSKIRTS OF SHERBORNE.
- ALLOCATED PARKING SPACE WITH EV CHARGING POINT.
- ORIGINAL ARCHED CEILING AND ATTRACTIVE PERIOD CEILING MOULDINGS.
- LARGE FEATURE UPVC DOUBLE GLAZING WINDOWS AND ELECTRIC HEATING.
- PRETTY COMMUNAL GARDEN AREA.

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Flat 5 Coombe Chapel Coombe, Sherborne DT9 4AU

'Flat 5 Coombe Chapel' is a large (644 square feet), stylish and beautifully presented, brand new two double bedroom first 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 original arched ceilings and attractive period ceiling mouldings plus an open-plan sitting room / kitchen. 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 first floor hallway opens into an entrance reception hall, an impressive open-plan sitting room / kitchen, 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 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. FINISHED AND READY TO PURCHASE NOW! NO FURTHER CHAIN.



Council Tax Band: New Build



Communal front door and communal entrance hall. Communal staircase rises to the first floor, communal first floor landing. Private front door leads to

ENTRANCE RECEPTION HALL: 10'5 maximum x 11'3 maximum. A useful greeting area providing a heart to the home. Excellent ceiling heights, moulded skirting boards and architraves. Original period ceiling cornice. Telephone entry intercom system. 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: 15'7 maximum x 12'1 maximum. A beautiful open-plan room boasting original arched ceiling and period cornice work. This room enjoys a light dual aspect with large feature uPVC double glazed windows to the side boasting a westerly aspect and uPVC double glazed window to the front, enjoying a sunny southerly aspect. The room is split into two areas. Sitting room area: Original feature period ceiling cornice work, inset feature ceiling lighting, Dimplex Quantum High Retention dual rate heater, moulded skirting boards and architraves. Kitchen area: A range of contemporary fitted kitchen units comprising laminated timber effect work surface, tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, inset electric hob with stainless steel electric oven under, a range of drawers and cupboards under, space for fridge, space for dishwasher, timber effect flooring, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, TV point.

BEDROOM ONE: 13'5 maximum x 9'8 maximum. A double bedroom with large feature uPVC double glazed window to the front, enjoying a sunny southerly aspect. Moulded skirting boards

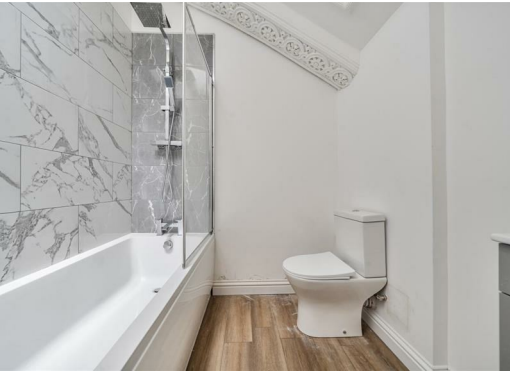
and architraves, excellent ceiling heights with original period cornice work, Dimplex Quantum High Retention dual rate heater.

BEDROOM TWO: 10'6 maximum x 11'3 maximum. A generous double bedroom, uPVC double glazed window to the side enjoying a westerly aspect. Excellent ceiling heights with period mouldings and cornice work, moulded skirting boards and architraves, electric Dimplex night storage heater.

FAMILY BATHROOM: 7'6 maximum x 6'5 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, mixer tap, tiled splash back, panel bath with glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, Chrome heated towel rail, moulded skirting boards and architraves, timber effect flooring, demister illuminated mirror, double glazed ceiling window, extractor fan.

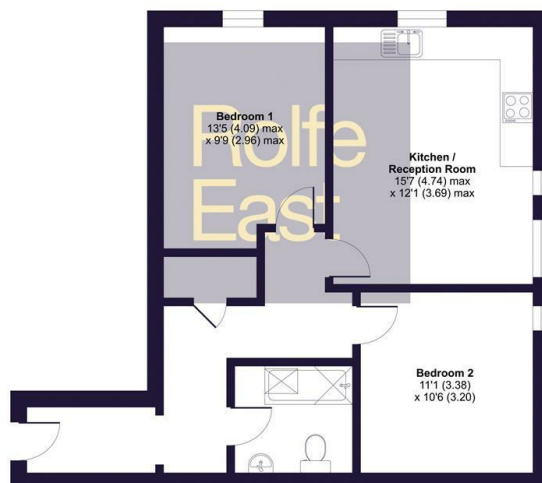
OUTSIDE: This property comes with one allocated parking space with EV charging point. This flat has the use of a pretty communal garden.





Coombe Chapel, Combe, Sherborne, DT9

Approximate Area = 644 sq ft / 59.8 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1407165

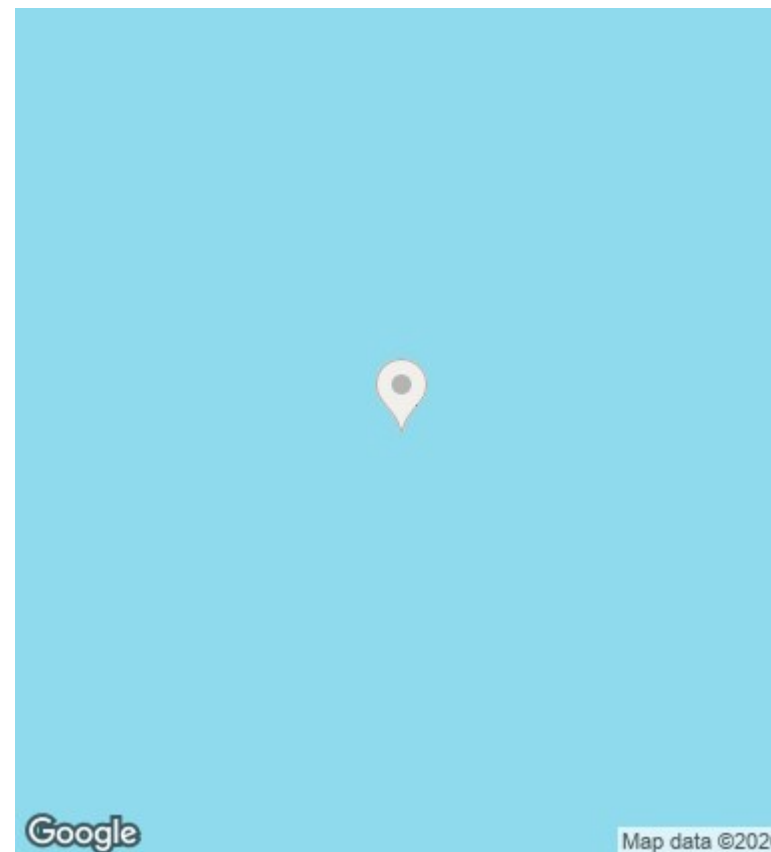
Directions

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		
England & Wales		
EU Directive 2002/91/EC		