

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!
- PRIVATE GROUND FLOOR FRONT DOOR.
- 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 8 Coombe Chapel Coombe, Sherborne DT9 4AU

'Flat 8 Coombe Chapel' is a 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 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 ground floor entrance door opens directly into an impressive open-plan sitting room / kitchen, 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 easterly 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



Private uPVC double glazed front door leads to

OPEN-PLAN SITTING ROOM / KITCHEN AREA: 20'1 maximum x 18'4 maximum. A superb contemporary open-plan living space enjoying a light dual aspect. Two uPVC double glazed windows to the front boast a sunny southerly aspect. uPVC double glazed window to the side enjoying a westerly aspect. This area is split into two main zones. Sitting room area: Inset feature ceiling lighting, moulded skirting boards and architraves, Dimplex Quantum High Retention dual rate heater, TV point. Kitchen area: A range of fitted contemporary kitchen units comprising timber effect laminated work surface, decorative 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 washing machine, space for upright fridge freezer, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan over, inset feature ceiling lighting, timber effect laminate flooring, entrance from the main open plan sitting room / kitchen leads to

INNER HALL / STUDY AREA: 18' maximum x 5'8 maximum. Inset ceiling lighting, moulded skirting boards and architraves, space for a small study area, door leads to airing cupboard housing pressurised hot water cylinder and immersion heater. Doors lead off to further rooms.

BEDROOM ONE: 13'1 maximum x 11'7 maximum. A generous double bedroom, large uPVC double glazed window to the side enjoying easterly aspect, moulded skirting boards and architraves, Dimplex Quantum High Retention dual rate heater.

BEDROOM TWO: 13' 4 maximum x 8'8 maximum. A second double bedroom, uPVC double glazed window to the side enjoying

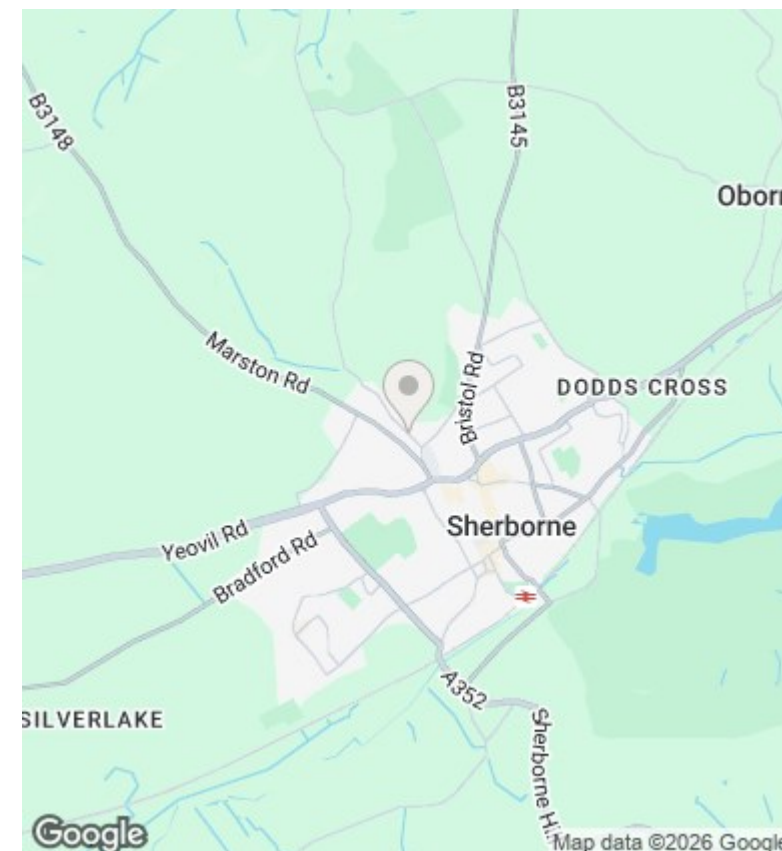
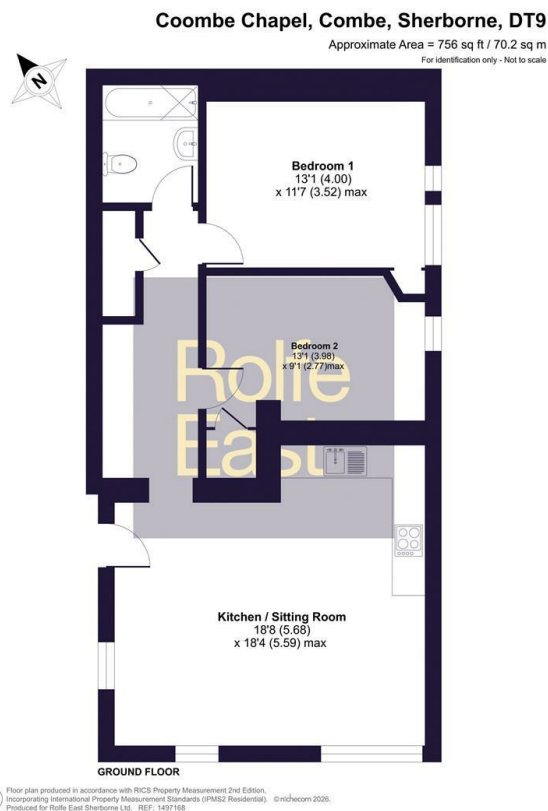
an easterly aspect. Moulded skirting boards and architraves, Dimplex Quantum High Retention dual rate heaters. Door leads to fitted wardrobe cupboard space.

FAMILY BATHROOM: 7'1 maximum x 5'9 maximum. A modern white suite comprising fitted low level WC, wash basin over storage cupboard with mixer tap over, tiled splash back, panel bath with glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, extractor fan, illuminated demister mirror, inset feature ceiling lighting, chrome heated towel rail, moulded skirting boards and architraves, timber effect laminate flooring.

OUTSIDE: This property has one allocated parking space plus an EV charging point. It also 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	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		