

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 567 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 6 Coombe Chapel Coombe, Sherborne DT9 4AU

'Flat 6 Coombe Chapel' is a large (567 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 entrance hall. Staircase rises to the first floor. Private front door leads to

ENTRANCE RECEPTION HALL: 10' maximum by 6'5 maximum. A useful greeting area providing a heart to the home. Original arched ceiling with period cornice work, moulded skirting boards and architraves, entry phone 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: 18'9 maximum x 11'9 maximum. An impressive room enjoying original arched ceiling with period cornice work, moulded skirting boards and architraves. Large feature arched uPVC double glazed window to the side boasting an easterly aspect. uPVC double glazed windows to the front and rear. This room is split into two main zones. Sitting room area: Dimplex Quantum High Retention dual rate heater, TV point. Kitchen area: A range of contemporary fitted kitchen units comprising timber effect laminated 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, timber effect flooring, extractor fan, wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, inset feature ceiling lighting. Space for upright fridge freezer, space for dishwasher or washing machine.

BEDROOM ONE: 15'2 maximum x 10'1 maximum. A generous double bedroom with excellent ceiling heights, original period ceiling cornice work, moulded skirting boards and architraves, uPVC, double glazed window to the front enjoying a sunny southerly aspect, Dimplex Quantum High Retention dual rate heaters.

BEDROOM TWO: 12'11 maximum x 8'6 maximum. A second generous double bedroom, original arched ceiling with period ceiling cornice work, moulded skirting boards and architraves, Dimplex Quantum High Retention dual rate heaters, uPVC double glazed window to the rear.

FAMILY BATHROOM: 8'8 maximum x 4'11 maximum. A modern white suite comprising fitted low level WC. Wash basin over storage cupboard, tiled splash back. Panel bath with glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, original period cornice work, extractor fan inset feature ceiling lighting, chrome heated towel rail, timber effect flooring, moulded skirting boards and architraves, illuminated demister mirror.

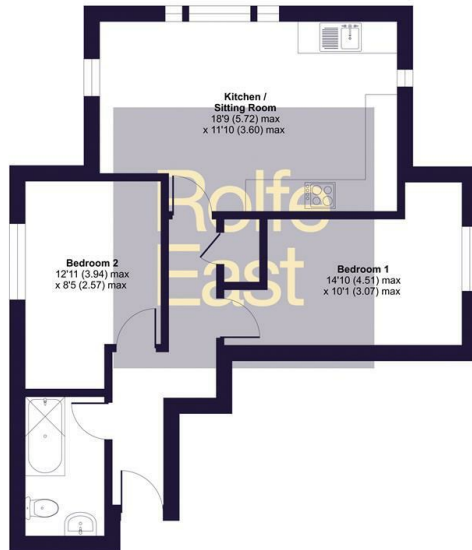
OUTSIDE: This property comes with one allocated parking space with EV charging point. It benefits from the use of a pretty communal garden area.



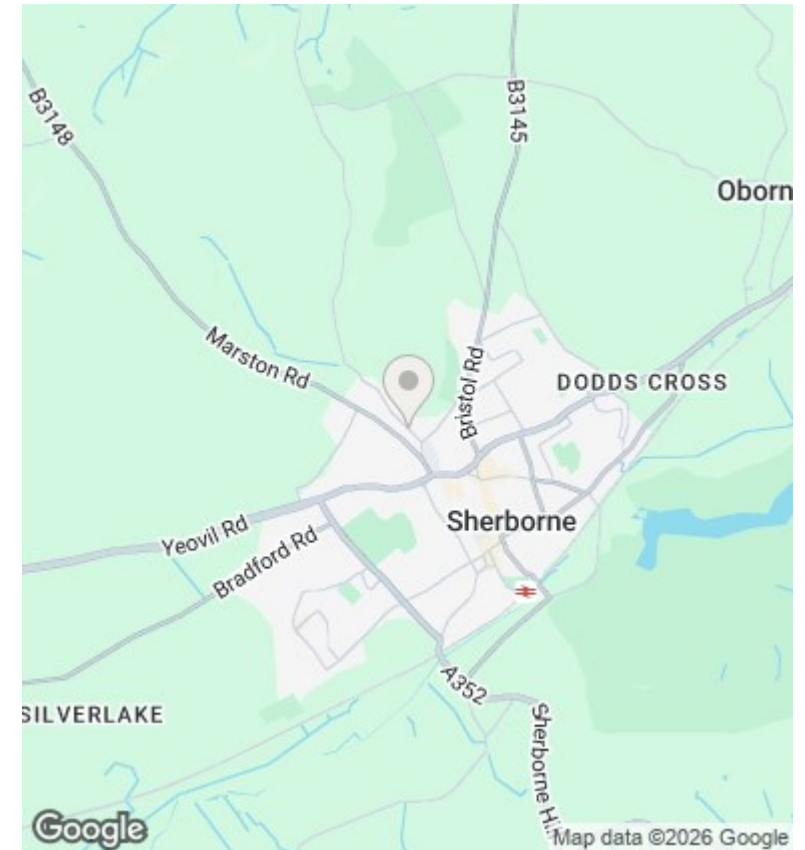


Coombe Chapel, Combe, Sherborne, DT9

Approximate Area = 567 sq ft / 52.6 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). © richrecom 2025.
Produced for Rolfe East Sherborne Ltd. REF: 1497166



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		