



7 ROBOROUGH TERRACE, ASHBURTON, TQ13 7BD



7 ROBOROUGH TERRACE

ASHBURTON • DARTMOOR • DEVON



A MUCH-LOVED FAMILY HOME WITH POTENTIAL — FIRST TIME ON THE MARKET IN 60 YEARS

Set within the heart of Ashburton, this charming mid-terrace home is offered for sale for the first time in over six decades. Perfectly positioned to enjoy both town facilities and Dartmoor National Park, this home carries a Devon Locality Clause and is a rare opportunity to secure a property with strong community roots.

The property provides flexible accommodation arranged over two floors, with bright rooms, a wonderful rear garden, and scope for thoughtful updating to suit your personal style.



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KEY FEATURES

- ✓ Three bedrooms
- ✓ Two bright and spacious reception rooms
- ✓ Good-sized front and rear gardens with countryside view
- ✓ Character bay window in the lounge
- ✓ Gas central heating
- ✓ Useful ground floor WC
- ✓ Located close to Ashburton's shops, schools and walks
- ✓ Devon Locality Clause to help preserve local ownership
- ✓ Excellent potential for improvement and personalisation







A welcoming the hallway leads to both reception rooms, with stairs off to the first floor.

Set at the front of the home, the lounge is an inviting living space with bay window, drawing in excellent natural light and offering pleasant green views. A traditional fireplace creates a natural focal point. The Dining Room is perfect for family meals or entertaining, with a window to the rear overlooking the garden.

The kitchen has a practical arrangement with fitted units and a door opening off the rear hall, past the WC/Cloakroom and to the rear garden, making outdoor dining or gardening convenient. The kitchen is ready for a fresh update and redesign to suit modern tastes.







To the first floor, the property offers three bedrooms, providing flexible accommodation for families or those needing work-from-home space. The principal bedroom, located at the front of the house, is a bright and spacious double with a pleasant open outlook and space to accommodate freestanding or fitted wardrobes. A second comfortable double bedroom sits to the rear, overlooking the attractive garden and enjoying views towards open countryside — a restful and peaceful setting. The third bedroom is a good-sized single, perfect for a child's room, nursery, hobbies space or a dedicated home office.



Fitted with a traditional suite and offering an opportunity for updating, the bathroom serves the first-floor bedrooms and could be remodelled to suit contemporary preferences.





To the front of the property, there is an established garden with planting that offers a green buffer from the footpath and a welcoming approach to the house. At the rear, the beautifully tended garden is a highlight, featuring a level lawn bordered by colourful shrubs and flowerbeds, as well as mature trees and hedges for privacy. There is a small patio area perfect for seating, a useful garden shed, and a wonderful sense of space backing onto open fields — ideal for children to play, keen gardeners, or simply enjoying the view.

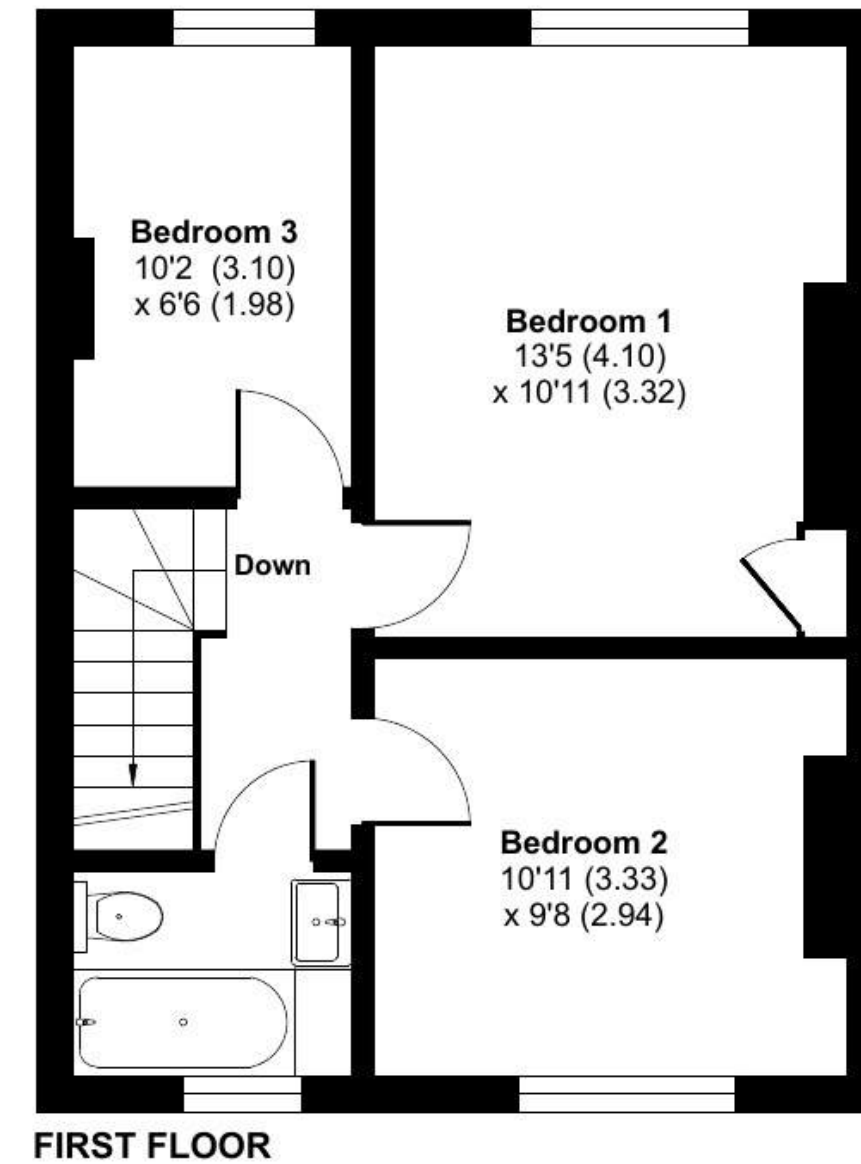
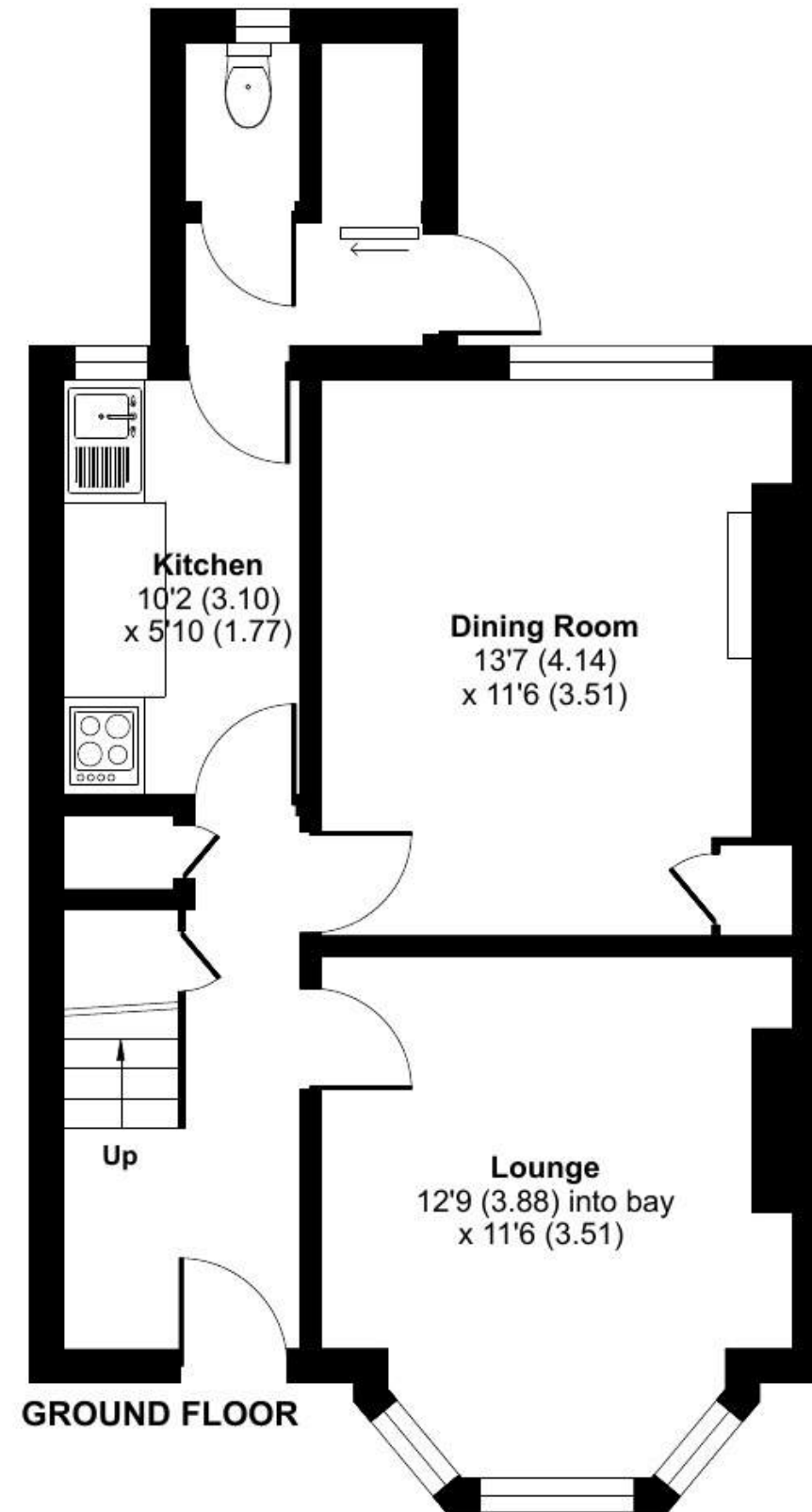
Floorplan



Roborough Terrace, Ashburton, Newton Abbot, TQ13

Approximate Area = 911 sq ft / 84.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1318022





Key Facts for Buyers

TENURE - Freehold.

Please note: This property is subject to the Devon occupancy restriction (Section 157), meaning it can only be sold to buyers who have lived or worked in Devon for the last 3 years. This property is subject to a Devon Locality Clause, sometimes known as the Devon Rule. We can provide further guidance on eligibility upon request.

Please also note there is a right of way immediately to the front and rear of the property, allowing neighbouring properties access between their gardens and homes. This shared arrangement has existed historically across the terrace and should be considered by prospective buyers.

COUNCIL TAX BAND - C

EPC - D

SERVICES

The property has all mains services connected and Gas fired central heating.

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [**Open Reach Broadband**](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [**Mobile Phone Checker**](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below.:

KEY FACTS FOR BUYERS

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.



THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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About... Ashburton

Ashburton sits within Dartmoor National park and is a beautiful town with a superb range of shopping facilities, including independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. There is also a primary school and South Dartmoor Community College. Dartmoor National Park is easily accessible and offers superb facilities for riding, walking, fishing and golf, including the popular Stover Golf Club. Ashburton is a thriving community all right on the doorstep.

The market town of Newton Abbot, about 7 ½ miles away, has a mainline train station and easy access to the A38 and M5. It also has many other amenities; including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities.

The property is within 10 minutes of the open moor and within 40 minutes of the coast. There is plenty to see and do both in Ashburton itself, close by, and further afield. Ashburton is within 30 miles of Exeter/Exeter airport and 40 minutes to Plymouth. From Totnes there are also plenty of buses and a mainline train service from London to Penzance.





To view this property strictly by appointment only please scan the QR code above or contact us by

E -hello@sawdyeandharris.co.uk T - 01364 652652

