



7C NORTH STREET, ASHBURTON



# 7C North Street, ASHBURTON TQ13 7QJ



This light and bright apartment is situated within an impressive three-storey building in the centre of Ashburton. The upper floors were converted into three apartments in recent years, with Flat C occupying the top level. It offers a well-designed layout, featuring an open-plan living, kitchen, and dining area overlooking the high street, along with two bedrooms and a contemporary bathroom.

The apartment is being sold with no onwards chain and is Leasehold with a 999 year term subject to a peppercorn rent and service charge.



**SAWDYE & HARRIS**  
**THE DARTMOOR OFFICE**

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Step in side to the communal Entrance, which is shared with just two other flats, each benefiting from an enclosed bin store on the communal area on the ground floor. Stairs rise to the first floor where the front door to the apartment is located. This opens in to an entrance hall, with stairs leading up to the main accomodation.

There is an airing cupboard with shelving and a wall-mounted Worcester gas combination boiler.





OPEN PLAN KITCHEN, LOUNGE AND DINING AREA which features two double-glazed sash windows to the front, offering views over the high street and surrounding rooftops.

The KITCHEN is fitted with cream-fronted units, grey worktops, and an inset sink. There is space and plumbing for an undercounter washing machine and fridge.

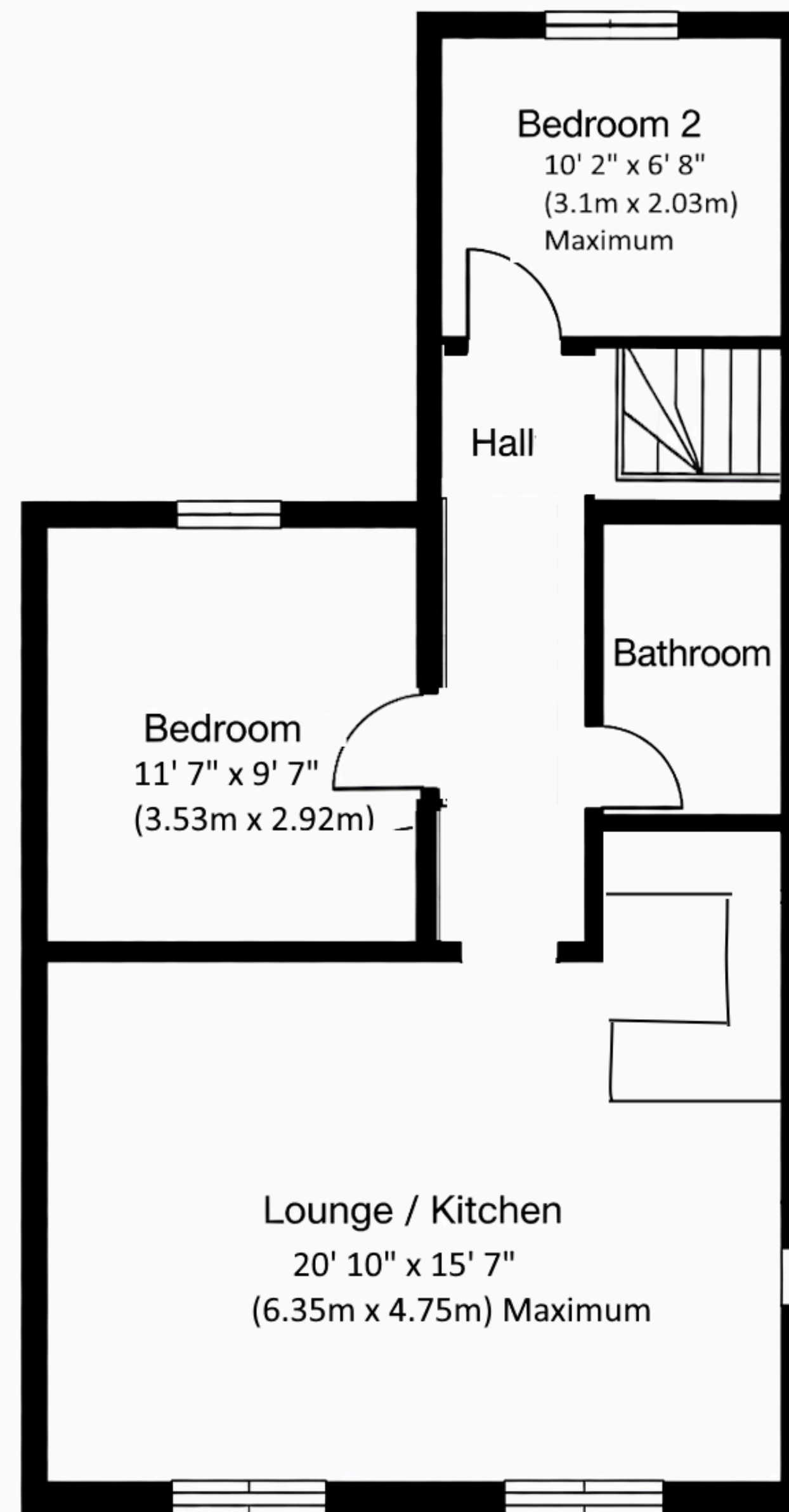


There are two bedrooms, both with double glazed sash windows and views over rooftops and towards St Andrews Church. There is built in storage, providing adaptable space for family living, guests or home working.

There is a modern bathroom comprising a white suite including a P-shaped bath with overhead rain shower and wall-mounted handheld shower, wash basin and WC.



## Second Floor, 7C North Street, Ashburton



Not to scale and for identification purposes only

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# Key Facts for Buyers

**TENURE** - Leasehold - A new 999 year lease will be granted with a peppercorn rent to be agreed. There is a service charge for the common parts of the building to also cover annual building maintenance and insurance. This is estimated at £400 for the current year. Please contact the agents for a breakdown of the service charge and exact costs.

## **SERVICES**

The property has mains services connected. The property has gas fired central heating installed.

**COUNCIL TAX BAND** - A

**EPC** - C

## **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 - click here**

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 their Dartmoor Office - 01364 652652.

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, 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 £30 plus VAT 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.



7C NORTH STREET

ASHBURTON • DEVON



SCAN ME  
TO BOOK  
A  
VIEWING

To view simply call: 01364 652652  
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