



3 ROBOROUGH GARDENS, ASHBURTON

KEY FEATURES

- Elevated position with far-reaching countryside views
- Beautifully presented two-bedroom bungalow
- Stylish sitting room with newly installed media wall
- Contemporary kitchen with integrated appliances
- Light-filled conservatory opening onto the garden
- Fully tiled shower room with scope to personalise
- Tiered rear gardens backing onto open fields
- Workshop/store providing useful external space
- Driveway parking (please note: steep approach)
- Move-in ready with thoughtful upgrades throughout

A thoughtfully enhanced and beautifully presented bungalow, positioned to take full advantage of its elevated setting and far-reaching views.

This lovely home has been carefully improved — most notably with the addition of a stylish media wall within the sitting room — creating a home that feels both contemporary and comfortable. The layout flows naturally from front to back, with light-filled living spaces, a well-appointed kitchen and conservatory, and two well-proportioned bedrooms.

Outside, the tiered gardens rise gently to meet open fields beyond, offering a sense of space and connection to the surrounding landscape. A useful workshop/store and driveway parking add practicality, while the overall feel remains one of ease and readiness — this is a home that can be enjoyed from day one.



Welcome



From the front, steps meander up through the front garden, creating a gradual and inviting approach to the property. Framed by planting and greenery, this ascent reinforces the home's elevated position and offers a first glimpse of the openness and outlook that defines it.

You arrive at the front door and step into a central entrance hall — a practical and well-connected space from which the entire home naturally flows. There is an immediate sense of simplicity and ease here, with each room positioned off from the hallway.







The sitting room is positioned to the front of the property, making full use of the elevated setting with a large picture window that draws in natural light and captures far-reaching views across the town and surrounding countryside. Recently enhanced with a stylish media wall, it is a comfortable and well-balanced space that naturally draws you into the home.

To the rear, the kitchen is thoughtfully arranged, offering a range of fitted units and integrated appliances within a practical and efficient layout designed for everyday use. From here, the space flows through to the conservatory — a separate, light-filled room overlooking the garden, providing an ideal setting for dining, relaxing or enjoying the outlook towards the fields beyond.







The property offers two bedrooms, both benefiting from good natural light. The principal bedroom is positioned to the rear of the property, enjoying a pleasant outlook over the garden and fitted with built-in open fronted wardrobes providing useful storage.

The second bedroom is currently arranged as a nursery and is best suited as a single bedroom, home office or study. While more modest in size, it offers practical and flexible accommodation depending on a buyer's needs.

The shower room is fitted with a walk-in shower cubicle, wash hand basin and WC, with a window allowing for natural light and ventilation. The space is clean and functional, offering immediate usability, with scope for updating to suit modern tastes if desired.



Outside

The property enjoys an elevated position, with the rear garden taking full advantage of far-reaching views across the surrounding countryside.

Immediately adjoining the property is a paved terrace, providing an ideal space for outdoor seating and entertaining, with steps rising to a raised decked area where the outlook can be fully appreciated — a superb spot to sit and take in the open aspect across neighbouring fields and beyond.

The garden is arranged over tiers, incorporating areas of lawn and established planting, creating a sense of privacy and a natural, relaxed setting.

In addition, there is a useful workshop/store, offering excellent storage or potential for hobbies or workspace, depending on a buyer's needs.





Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - C

EPC - D

SERVICES

The property has all mains services connected and is heated by way of a gas fired central heating system.

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 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 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.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

TRANSACTION READY



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

Roborough Gardens, Ashburton, Newton Abbot, TQ13

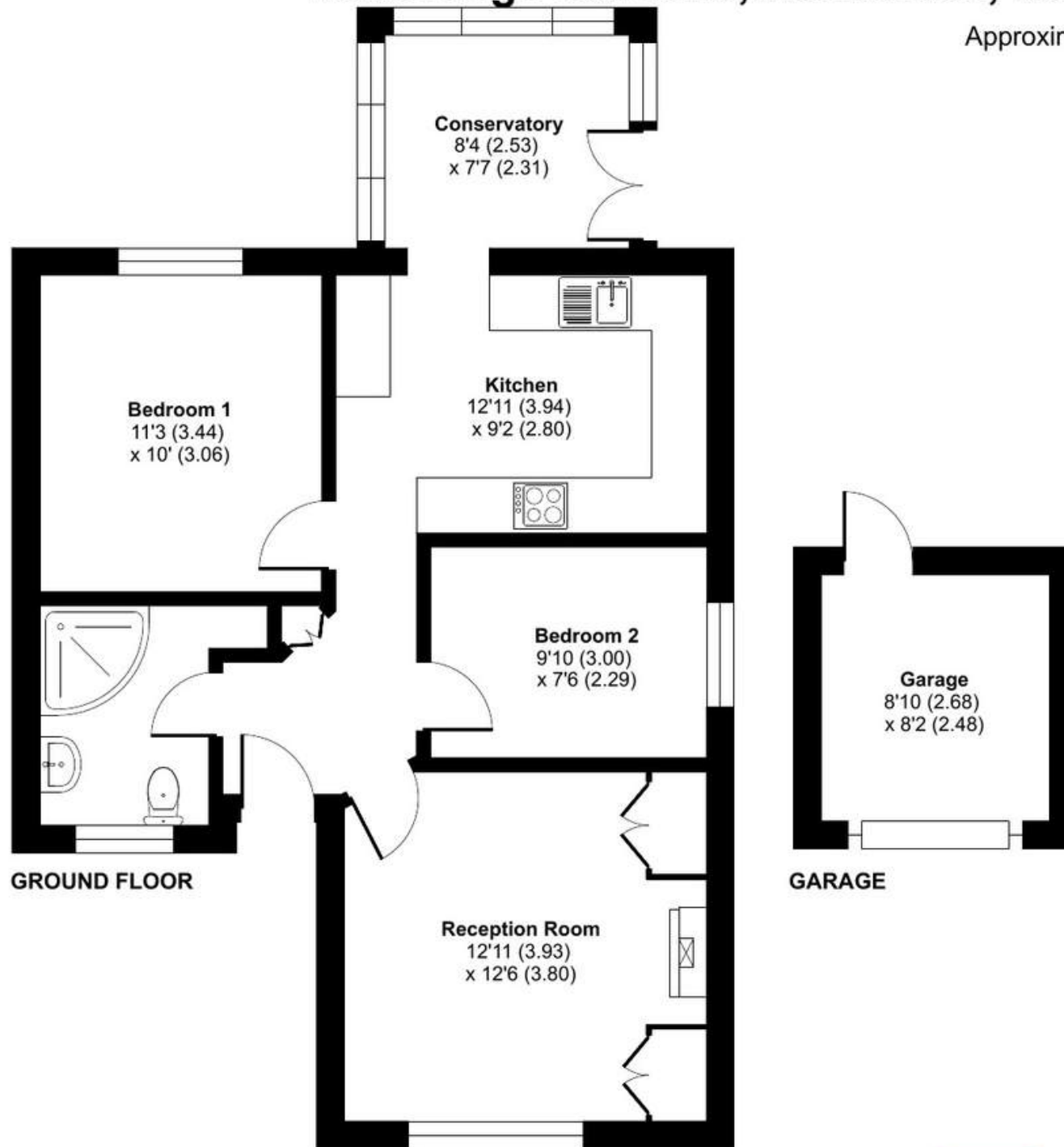


Approximate Area = 671 sq ft / 62.3 sq m

Garage = 71 sq ft / 6.5 sq m

Total = 742 sq ft / 68.8 sq m

For identification only - Not to scale



About... Ashburton

Ashburton is one of Dartmoor National Park's true gems – a thriving, character-filled town surrounded by breath-taking countryside yet perfectly placed for modern living. Its vibrant high street is lined with independent shops and artisan businesses, from vintage treasures and antique finds to a family-run ironmonger's, delicatessen, artisan bakery, and specialist fish deli. Food lovers will also know Ashburton as the home of the renowned Ashburton Cookery School, drawing aspiring chefs from across the country.

The town offers excellent everyday amenities, including a primary school and South Dartmoor Community College, while the open moor is less than 10 minutes away – inviting endless opportunities for walking, riding, fishing, and exploring. Golf enthusiasts will appreciate the nearby Stover Golf Club, set in beautiful parkland.

Despite its scenic location, Ashburton enjoys superb connectivity. The market town of Newton Abbot is just 7½ miles away, with a mainline train station linking directly to London, and easy access to the A38 and M5. The stunning South Devon coast can be reached in around 40 minutes, while Exeter and Exeter Airport are within 30 miles, and Plymouth just 40 minutes by road. Totnes also offers regular bus services and a mainline rail connection from London to Penzance.

Whether you're seeking outdoor adventure, artisan shopping, top-rated schooling, or a warm, welcoming community, Ashburton offers it all – right on your doorstep.





3 ROBOROUGH GARDENS

ASHBURTON • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01364 652652 |
Email: hello@sawdyeandharris.co.uk

