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7 Van Buren Place, Exeter, Devon, EX2 7T7



SOUTHGATE
— ESTATES —

£265,000





7 Van Buren Place, Exeter, Devon, EX2 7TJ

A characterful three bedroom barn conversion forming part of a unique collection of individual homes in Van Buren Place, enjoying an attractive setting with a park directly opposite. The property offers characterful, well-proportioned accommodation, together with two allocated parking spaces and a useful storage shed. The property is also being sold with no onward chain. Van Buren Place is situated on the edge of the popular Clyst Heath area, forming a small collection of individual homes arranged around a lawned courtyard. Open parkland lies directly opposite, providing a pleasant surrounding and space for walks close to home. The area is well placed for access to Exeter city centre, with local amenities nearby and convenient road links providing access to the wider area.



Ground Floor The entrance hallway provides access to both the living room and kitchen diner, with stairs rising to the first floor. The kitchen diner is a light and sociable space, with plenty of room for a dining table and a dual aspect, with windows to both the front and rear. The kitchen is fitted with a range of units with built-in shelving and worktops, together with integrated appliances and an electric oven with gas hob. A gas boiler is also housed within the kitchen, with a door leading through to the downstairs cloakroom. The living room is a generous reception room with attractive period-style windows to the front aspect. An exposed brick wall adds to the character of the room, which also includes a decorative stove. A cloakroom completes the ground floor accommodation, with a wash basin and a WC.



First Floor A galleried landing provides access to the three bedrooms and family bathroom, with an exposed brick wall and a high double-glazed window to the rear adding further character to the space. The master bedroom is a lovely double bedroom with an exposed brick wall and two arched windows to the front aspect. The room benefits from a walk-in wardrobe and an en suite shower room, providing a well-appointed principal bedroom. Bedroom two is a characterful single room with an exposed brick wall and a window to the front aspect, while bedroom three is another single room with an exposed brick wall and a skylight to the rear, allowing natural light into the room. The family bathroom comprises a bath with mixer tap and shower head over, a pedestal wash basin and a close-coupled WC.

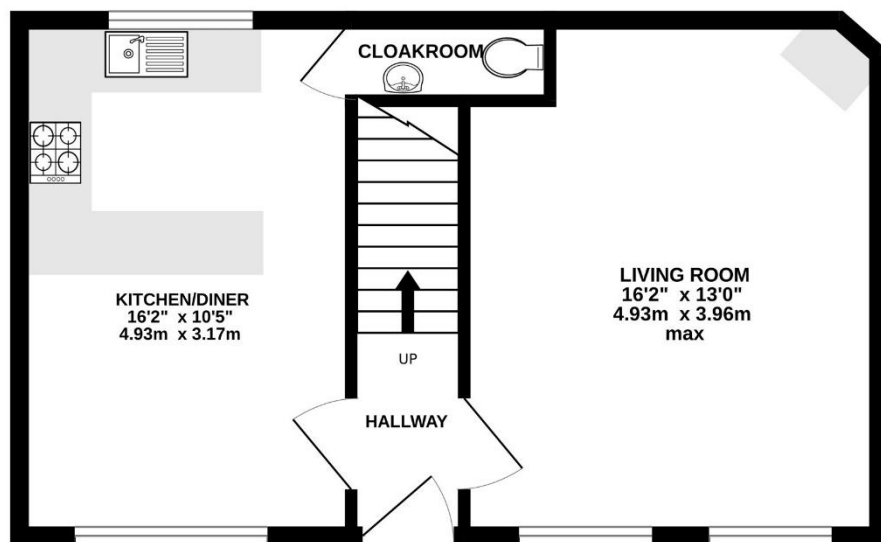
Outside The property forms part of a distinctive collection of homes arranged around an attractive courtyard, with an adjoining public park. Two allocated parking spaces are provided, together with a brick-built storage shed, offering useful additional storage.

Property Information Tenure: Freehold. Council tax band: D.

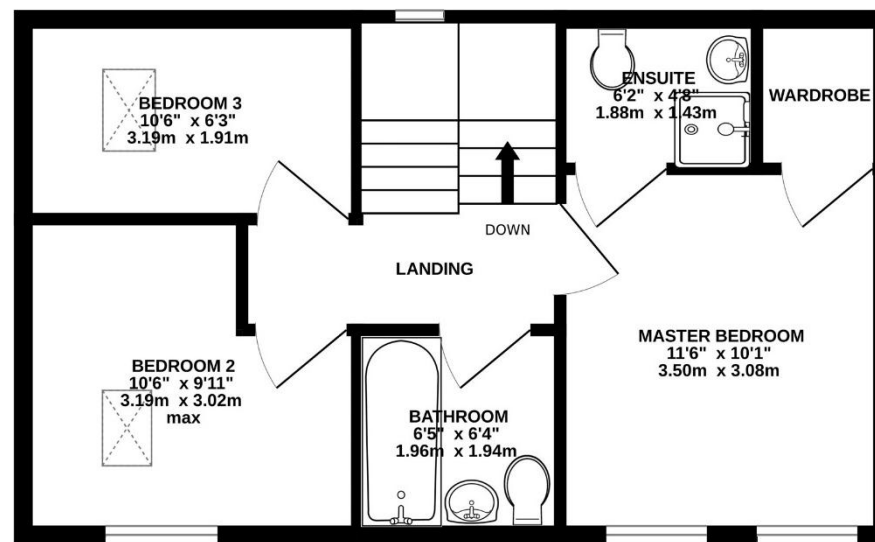
- *3 Bedrooms*
- *Mews-Style Barn Conversion*
- *Nearby Park*
- *No Onward Chain*
- *Off-Road Parking*
- *Convenient Location*



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



SOUTHGATE
ESTATES

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