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



SOUTHGATE
ESTATES

£1,250

per calendar month





7 Van Buren Place, Exeter

A highly appealing, modern urban barn conversion in a delightful neighbourhood. The well thought through, flexible accommodation has generously proportioned high ceilinged rooms and period features, and comprises a lounge, open-plan kitchen diner, downstairs WC, three bedrooms, one with en-suite shower room, and a family bathroom. The property also benefits from an allocated parking space, as well as a storage locker, perfect for storing bikes. The property is presented to a high standard with a contemporary feel throughout and is set in lovely mature managed gardens amongst other similar mews-style properties around a quadrangle. It benefits from a beautiful location, yet with the advantage of being close to major road, rail, and air links plus the added benefits of quality amenities and schools very close by. Internal viewing is highly recommended to fully appreciate the space.

- Council Tax Band D
- Subject to Referencing and Affordability Checks
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

For full details of charges and fees please visit our website:
<https://www.southgatestates.co.uk/lettings>

Entrance Vestibule With doors leading to the kitchen diner and the lounge, and stairs leading to the first floor.

Kitchen Diner 16' 1" x 10' 4" (4.915m x 3.152m) This dual aspect, open-plan kitchen diner offers the perfect space for entertaining, with plenty of room for a dining table. The kitchen comprises a range of units with built-in shelving and roll top surfaces. There are integrated appliances and an electric oven with gas hob. Also a modern wall mounted gas combination boiler and a door to downstairs cloakroom.

Living Room 15' 10" (max) x 13' 1" (4.835m x 3.994m) With an exposed brick wall and period-style hardwood double glazed arched windows to the front aspect, it has high ceilings, a wood laminate floor, a decommissioned feature stove and a radiator.





Cloakroom Modern 2-piece suite comprising wash hand basin and low level WC with integrated cistern.

Landing Galleried landing with doors to the bathroom and bedrooms 1, 2, and 3. Exposed brick wall and high double glazed window to the rear aspect.

Master Bedroom 11' 5" x 10' 0" (3.499m x 3.070m) This lovely double bedroom has high ceilings, an exposed brick wall and arched windows to the front aspect. Doors lead to the walk-in wardrobe and en-suite shower room.

En-Suite Shower Room Modern 3-piece suite comprising low level WC with integrated cistern, wash hand basin and free standing glass panelled shower cubicle, within a part-tiled space.

Bedroom 2 9' 10" (max) x 9' 10" (3.02m x 3.0m) A further characterful bedroom with an exposed brick wall and window to the front aspect. There is also a Velux roof window, gas central heating radiator and wood laminate flooring.

Bedroom 3 9' 10" x 6' 11" (3.0m x 2.11m) With an exposed brick wall, Velux roof window, gas central heating radiator and wood laminate flooring.

Bathroom 6' 5" x 6' 4" (1.962m x 1.953m) A 3-piece suite comprising low level WC, wash hand basin and bath with a Victorian-style mixer tap and hand held shower.

Parking and Storage Shed The property benefits from two allocated parking spaces and a brick-built storage shed.

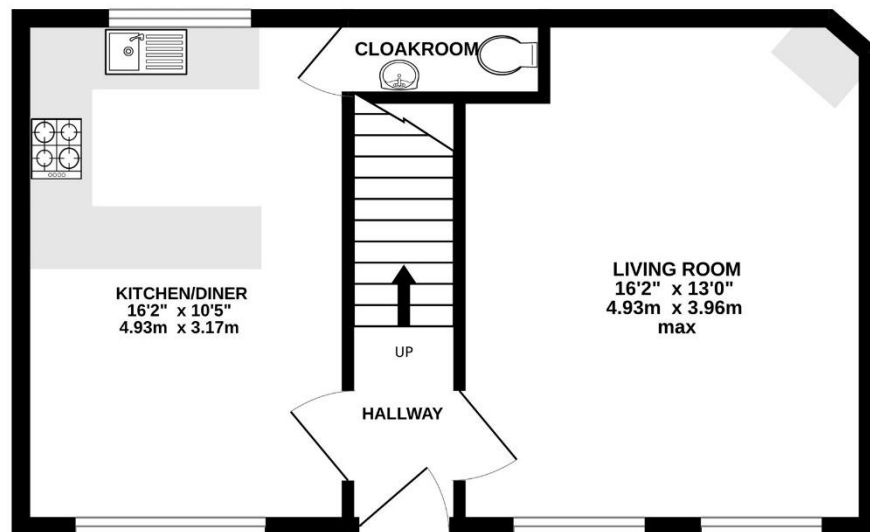
Setting Van Buren Place is located on the edge of the Clyst Heath development. The executive-style barn conversion comprises a number of stylish individual dwellings around a beautiful lawned courtyard. Open parkland can be found adjacent to the development.



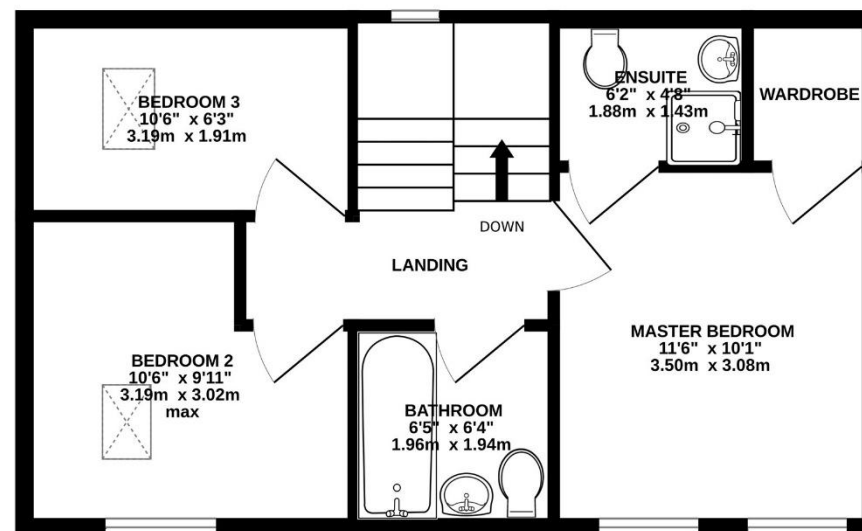
- *3 Bedrooms*
- *Mews-Style Barn Conversion*
- *Modern Contemporary Style*
- *Convenient Location*
- *En-Suite Shower Room*
- *Available Start of October*



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		



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