

PROPERTY VIEWING REPORT

Shared Student House Delft Area

A structured, on-the-ground assessment from your SpotView local viewer — condition, space, noise, and neighbourhood, plus an honest verdict.

REPORT TYPE

Basic

VIEWING DATE

6 August 2026

LOCATION

Residential, near Delft

ROOM SETUP

Room in a 4-person share

CHECK-IN

GPS & photo verified

The Verdict

3.0/5



DECENT ·
LOCATION-LED

HONEST TAKE

A calm, well-placed home that wins almost entirely on **location and price**. If your priority is being close to school for a fair price and you spend most of your time out of the house anyway, it's a solid option.

But the interior asks for compromise — a tired shared kitchen, one shower for four, thin walls, and steep stairs. If you can find somewhere a little more personal for a bit more money, that may be worth it. Also weigh the odds: with 6+ applicants for 2 rooms, securing this place is far from guaranteed.

Scored Assessment



NEIGHBOURHOOD



4/5



CONDITION



2/5



SIZE



2/5



LIGHT



4/5



NOISE



2/5

Note: Two rooms are available and their light differs. Room 1 is excellent — two windows; Room 2 is okay — a single window. The Light score above reflects the two together.

Highlights & Red Flags

Highlights

- ✓ Calm, safe-feeling residential area with a genuinely nice location
- ✓ Close to Delft; supermarkets just 5–6 minutes away by bike
- ✓ **2-year contract available** — rare (most offer only 1 year); could cover you to the end of your bachelor
- ✓ Fair price for what the location offers

Red Flags

- ! A 4-person share — the home can feel a bit crowded
- ! Kitchen is dirty and poorly equipped (manual stove, small fridge, no table to eat at)
- ! Only one shower for four people — expect morning bottlenecks
- ! Poor noise isolation — you'll hear others, and be heard
- ! Very steep, narrow stairs — hard to use and to move furniture up
- ! No covered bike parking — your bike will get wet
- ! High competition: 6+ viewers for 2 rooms (~3 per room)

Yes / No Checklist

Close to campus & the city (Delft)	Yes
Supermarkets within a short ride	Yes
Calm, residential surroundings	Yes
Good natural light in the room	By room
Private (unshared) kitchen	No
Kitchen clean & well-equipped	No
Space to sit and eat in the kitchen	No
Adequate bathroom access for residents	Partial
Washing machine on site	Yes
Good noise isolation	No
Easy stairs / can move furniture up	No
Covered or secure bike parking	No
Long contract available (2 years)	Yes

What Your Viewer Saw

Neighbourhood & location

The area is quiet, calm and clearly residential — the kind of place that feels easy to settle into. It's well positioned relative to Delft, and daily essentials are close: supermarkets are only a 5–6 minute bike ride away. This is the property's strongest suit.

The rooms & light

Two rooms are on offer and they're not equal. Room 1 is the bright one — two windows and lovely natural light. Room 2 is fine but more modest, with a single window and okay light. If you can choose, Room 1 is the clear pick.

Kitchen

One small kitchen is shared between all four residents, so it can feel tight. Its condition wasn't great on the day — noticeably dirty, with a manual (non-electric) stove and a fridge that's quite small for a household this size. There's no table, so eating in the kitchen isn't really possible.

Bathrooms

Two bathrooms: a small one with just a toilet, and a larger one containing the shower and the washing machine. Toilet access should rarely be a problem, but with only one shower for four people, expect occasional queues at peak times in the morning.

Stairs & access

Stairs lead up to the first and second floors, and they are very steep and narrow — awkward even to walk down. Carrying anything sizeable upstairs would be a real challenge, so plan move-in day accordingly.

Noise

Sound isolation is weak. You'll likely hear your housemates, and they'll hear you — so there may be an expectation to keep things quiet. Worth factoring in if you value peace or study at home.

Bike parking

There's no roof over the bike parking, so your bike will be exposed to the rain. A seat cover or a bag over the saddle before you head out would be a sensible small investment.

Contract & competition

A real positive: a 2-year contract is on offer, which is uncommon — most places give just one year — and could carry you comfortably to the end of your bachelor. The catch is demand: at least six people were viewing for two rooms, so realistically you're competing with around three others per room and the chance of securing it is low.

Bottom line: Take it if location and price lead your decision and you're comfortable with a shared, no-frills interior. Keep looking if a slightly pricier, more private and better-kept place is within reach — and either way, apply early given the competition.