



Rumbold Walk, Matford, EX2 0BJ

£185,000

A modern one bedroom first floor apartment in Matford, Exeter. This property features an open plan kitchen/living area, double bedroom, bathroom and allocated parking. Ideal for first time buyers or investors, with convenient access to Exeter city centre and major road links.

Winkworth

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Situated in Rumbold Walk, Matford, Exeter, this immaculate one bedroom first floor apartment offers contemporary living accommodation, making it an ideal purchase for getting on the property ladder.

The property benefits from a spacious open plan kitchen/living area, a great double bedroom, a modern bathroom and an allocated parking space.

The open plan kitchen/living area provides a bright and versatile space for both relaxing and entertaining. The modern fitted kitchen offers a range of cupboards and worktop space, with an integrated oven and fridge freezer. There is also provision for both a washing machine and dishwasher, offering flexibility to suit individual needs.

The double bedroom is comfortably sized and has great space for bedroom furniture, while the contemporary bathroom is fitted with a bath and shower over, wash basin and WC.

Additional features include an allocated parking space and a convenient location within the Matford area of Exeter, providing access to local amenities and transport links.

Rumbold Walk is situated in the Matford area of Exeter, offering convenient access to the city's amenities and transport links. The area is well placed for access to Exeter city centre, where a range of shops, restaurants, cafes and leisure facilities can be found. Road connections provide access to the A30 and M5, making the location well suited to commuters travelling locally or further afield. The surrounding area also offers access to local amenities and everyday essentials, making this an appealing location

At a Glance:

First Floor Apartment

One Double Bedroom

Open Plan Kitchen/Living Space

Bathroom

Allocated Parking Space

Great Location!

Property Information:

COUNCIL TAX: Band B

SERVICES: Mains Electric, Gas, Water and Sewerage

BROADBAND: Full Fibre Broadband. Checked on Openreach October 2026.

MOBILE: Signal Dependant on Provider

HEATING: Gas Central Heating

LISTED: No

TENURE: Leasehold. Term: 999 years from 30th of September 2025

SERVICE CHARGE: We have been advised by the seller that there is an annual service charge of £895.

GROUND RENT: We have been advised by the seller that the ground rent is set at a peppercorn rate.



PLEASE NOTE.

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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