

**LAWSON**  
Estate Agency...Only Better



**31 Holmer Down, Woolwell, Plymouth, PL6 7QW**  
Plymouth

**Offers Over £135,000**



Lawson are delighted to market this beautifully renovated first-floor maisonette, ideally situated in the heart of Woolwell, just a short walk from local amenities, excellent schooling and transport links.

The property is accessed via its own PVCu double-glazed front door, which leads into the ground floor vestibule with a useful built-in storage cupboard. Carpeted stairs ascend to the first-floor landing into the lounge/dining room with an attractive brushed stainless steel and glass balustrade, windows to the front elevation, and a large storage cupboard. A pull-down loft ladder in the lounge provides access to a partially boarded loft space and there is an airing cupboard housing a Megaflo pressurised hot water cylinder.

The bedroom is a spacious double room with a window to the rear elevation with a separate dressing area with fitted shelving and hanging space.

The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed and roll top wood-effect work surfaces and a stainless steel sink with mixer tap, a window to the rear elevation, an electric hob, electric oven and filter canopy, space for a fridge freezer and a built-in washer/dryer. The kitchen is finished with tile-effect flooring.

The bathroom is fitted with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin and panelled bath with a folding glass shower screen and Mira Sport electric shower, full-height wall tiling, chrome heated towel rail, tile-effect flooring, inset spotlights and a window to the side elevation.

The property also benefits from PVCu double glazing throughout, modern electric wall heaters, allocated parking and the property is offered to the market with no onward chain.

The property is held on a leasehold basis with approximately 953 years remaining on the lease and a peppercorn ground rent.

### WOOLWELL

Woolwell is a popular suburb just five miles north of Plymouth, located within the South Hams district. It offers excellent access to Plymbridge Woods and Dartmoor National Park, making it ideal for those who enjoy the outdoors, enhanced by the award-winning Woolwell in Bloom floral displays found throughout the neighbourhood

The area is well-served with amenities, including a highly regarded primary school, two nurseries, a Medical Centre, and a Community Centre with function rooms, a café, and year-round events. Local shops include a small retail complex with takeaways and a hairdresser, alongside a large Tesco Extra and a Lidl.

Families benefit from two play parks, and a friendly community-focused atmosphere. Transport links are strong, with a regular bus service and a park-and-ride nearby offering direct access to Derriford Hospital and Plymouth city centre.

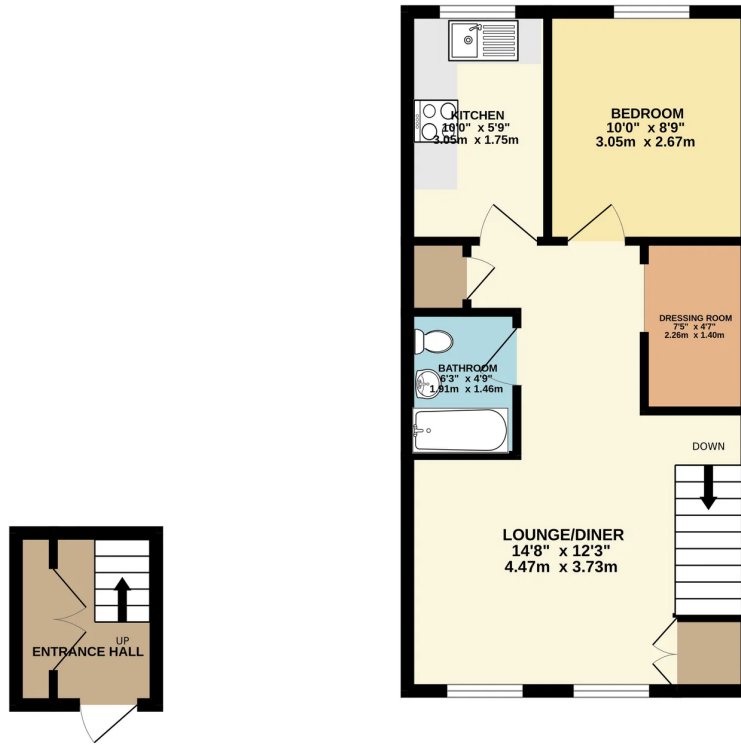
Within minutes' drive, residents can explore Dartmoor, play at Yelverton Golf Club, or visit Buckland Abbey, the historic home of Sir Francis Drake. Woolwell combines convenient living with access to nature, making it a highly desirable area.





ENTRANCE FLOOR  
46 sq.ft. (4.3 sq.m.) approx.

1ST FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.1 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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## UTILITIES

Mains water, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

## OUTGOINGS SOUTH HAMS

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1,726.30 (by internet enquiry with South Hams District Council). These details are subject to change.

## SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

## BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.







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