

LAWSON
Estate Agency...Only Better



40 Holdsworth Street, Plymouth, Devon, PL4 6NN

Plymouth

£250,000

Lawson are delighted to market this beautifully appointed mid-terrace classic Victorian townhouse, situated just a short walk from Plymouth City Centre, the railway station, and the University, while also being on the doorstep of Central Park. The property benefits from well-appointed accommodation arranged over two floors, comprising a PVCu double glazed front door leading into an entrance porch, with an inner door opening into the hallway. From here, a carpeted staircase ascend to the first-floor landing with a polished handrail, painted newel post and spindles.

The sitting room has a large bay window to the front elevation, a moulded ceiling, and a period fireplace. The dining room has a window to the rear elevation, and a moulded ceiling.

The kitchen/breakfast room is fitted with a matching range of base and wall-mounted storage cupboards, an integral sink unit with mixer tap, a window to the side elevation, an electric cooker gas hob, and filter canopy, and a doorway to the rear garden.

Stairs ascend to the first floor landing. Bedroom one is a spacious double room with a window to the front elevation. Bedroom two has a window to the rear elevation, while Bedroom three is a large single or small double room with a window to the side elevation.

The shower room is fitted with an oversized shower cubicle with a direct shower unit and a large wash-hand basin. There is a separate cloakroom with a low-level WC and a window to the side elevation.

To the rear of the property is a beautifully appointed, fully enclosed courtyard garden with a sunny decked terrace and gateway that provides access to the rear service lane.

The property also benefits from PVCu double glazing and gas fired central heating, supplied via a wall-mounted combination boiler.

PLYMOUTH

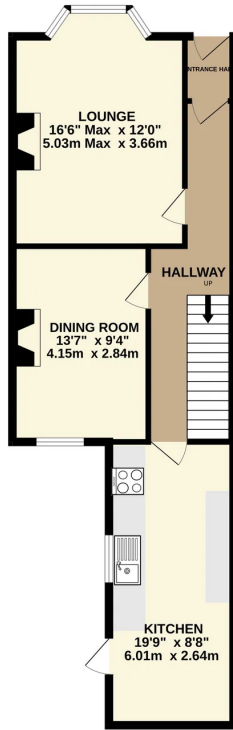
Plymouth is a vibrant and historic coastal city, renowned for its stunning waterfront and one of the largest natural harbours in the world. Surrounded by beautiful countryside, the city enjoys close proximity to Dartmoor National Park, offering over 300 square miles of breath-taking landscapes and exceptional opportunities for walking, cycling and outdoor pursuits.

With a population of over 250,000, Plymouth provides an excellent range of shopping, educational and leisure facilities, together with a thriving cultural scene. The city is well connected, benefiting from mainline rail services with direct routes to London Paddington and Penzance.

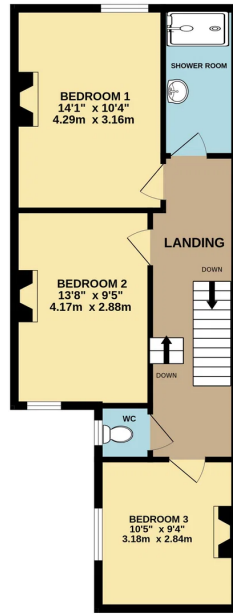
Further enhancing its appeal, Brittany Ferries operates regular seasonal crossings to France and northern Spain, making Plymouth an ideal location for both convenient living and coastal lifestyle.



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA - 1149 sq.ft. (106.8 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, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2026/2027 is £1899.22 (by internet enquiry with Plymouth City 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 of 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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