

23 Springfield Road  
Goldsithney, TR20 9HW



**MATHER**  
PARTNERSHIP









# 23 Springfield Road Goldsithney, TR20 9HW

Situated on Springfield Road, in the charming village of Goldsithney, this delightful semi-detached home offers a perfect blend of comfort and convenience. Being sold with no onward chain, and with two well-proportioned bedrooms and a thoughtfully designed bathroom, this property is ideal for small families or couples seeking a home close to amenities. Upon entering, you will be greeted by a light and spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The accommodation is well-presented throughout, ensuring a warm and inviting atmosphere. The property boasts beautifully maintained gardens, providing an excellent outdoor space for relaxation or gardening enthusiasts. One of the standout features of this home is the incredibly useful loft room, which can serve as an office, or storage space, catering to your individual needs. The practicality of off-road parking for up to three vehicles, along with a garage, adds to the appeal, making it easy for you and your guests to come and go with ease. Situated in a popular village, this semi-detached home not only offers a comfortable living space but also a sense of community and access to local amenities.



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**Price - £274,800**

**Location**

Goldsithney is hugely sought after and for good reason. It's an attractive traditional village featuring a pretty, small stone church, post office and two village pubs both of which serve local ales and good food. There is a village store which is well stocked, much of which is local produce, in addition to gifts and cards. The village has a friendly, established community and is well placed for access to a huge choice of coastal and countryside walks. The sandy beach at Perranuthnoe is a reasonable walk or short drive away and the nearest major town, Penzance, is approximately 5 miles away and well served with day-to-day facilities as well as a railway station. Within easy reach, there is a choice of stunning beaches including the romantic and secluded Prussia Cove and Marazion, home to St Michael's Mount – the castle on the island!

**Accommodation**

Entrance hall  
Living room  
Kitchen dining room  
Utility room

Bedroom  
Bedroom  
Bathroom

**Outside**

The property benefits from well presented gardens to the front & rear elevations. The front garden comprises landscaped patio levels planted with shrubs and bushes, and laid to loose stone chippings. The rear garden is chiefly laid to lawn with timber decking, fenced boundaries and the tank for the oil central heating.

**Garage**

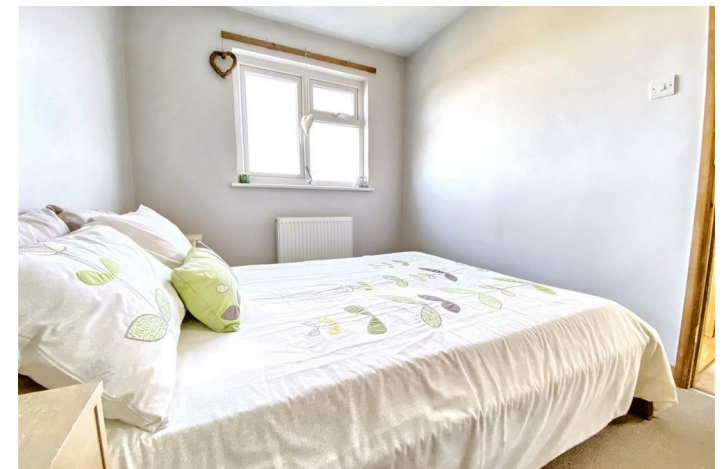
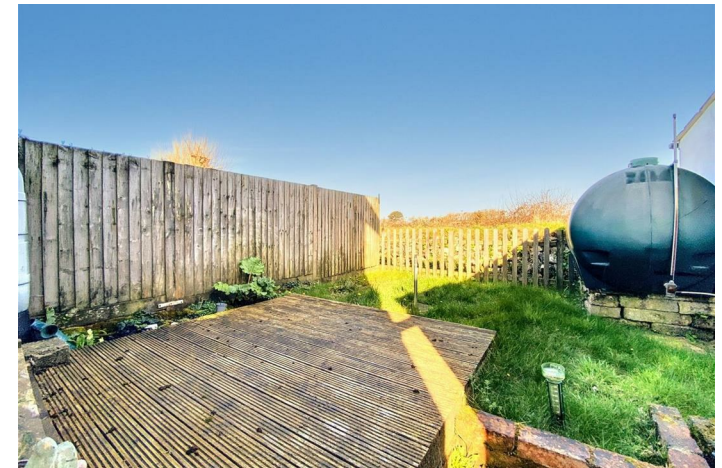
Front aspect up and over garage door. Power and light.

**Parking**

The property benefits from generous parking

**Services**

Mains water, electricity and drainage. Oil fired central heating.  
Freehold tenure.







| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 85        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



**Agents note**

Our clients have informed us that the neighbouring property has a pedestrian access down the far right hand side of the driveway, leading to the rear of the terrace, which they own.

**Council Tax Band B****Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

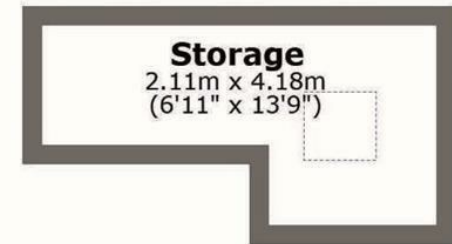
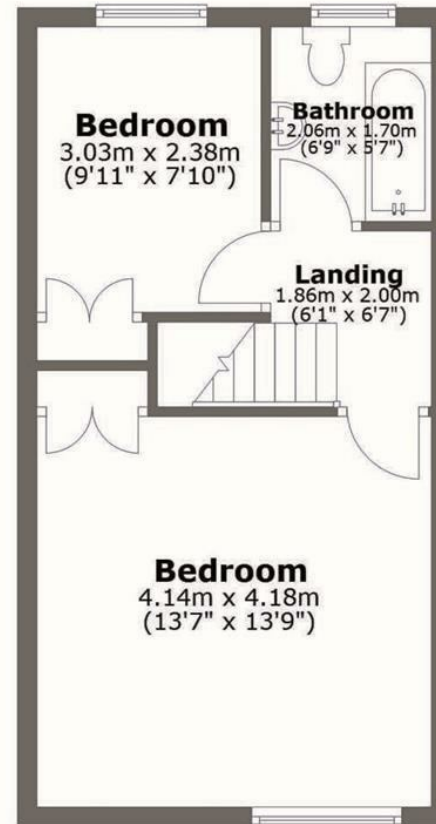
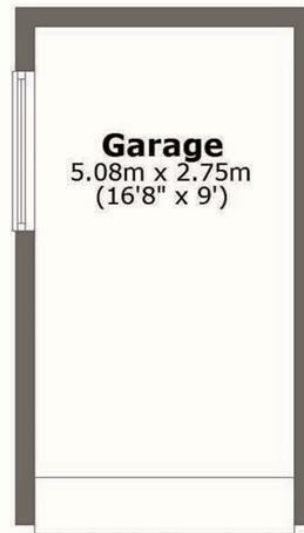
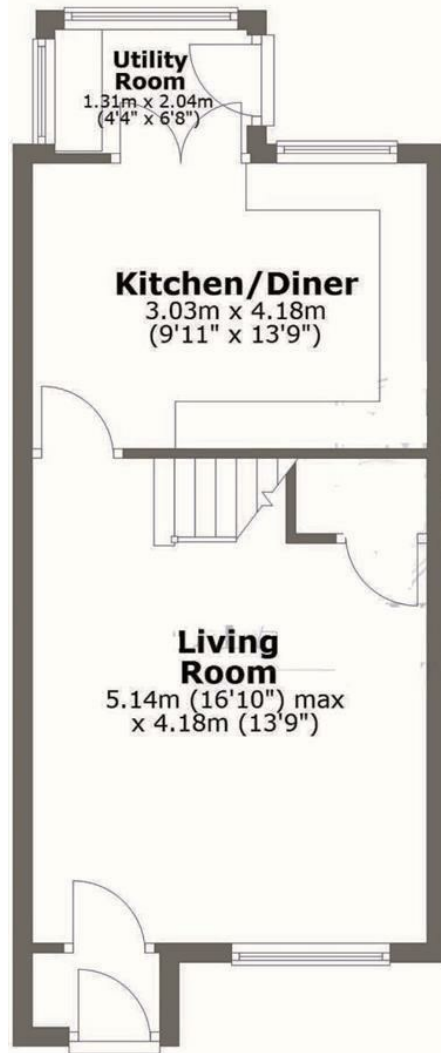
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

**What3Words**

///invested.gangs.steepest







Total area: approx. 93.9 sq. metres (1010.5 sq. feet)  
**23 Springfield Road, Goldsithney**

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



