



Thornash Close TA2 8PQ

Thornash Close is a spacious four-bedroom semi-detached family home that has been thoughtfully extended over two levels, along with a back extension that adds a fantastic living space, perfect for a growing family. These extensions enhance the property's versatility, providing room for an office and ample space for family activities, all while maintaining a generously sized garden. Additionally, the home boasts a large garage ideal for a workshop or extra storage. Recently modernised, this property features a new bathroom, utility room, and en-suite and off-road parking. Conveniently located just a short distance from Nerolls Primary School and Monkton Wood secondary school. Thornash Close is situated in the heart of Monkton Heathfield, a community-oriented village that hosts events throughout the year, such as the Christmas carol concert and the Christmas Circus. The village offers two local restaurants and the Monkton Elm Garden Centre, while being close to the stunning Quantock Hills and within easy walking distance of the Taunton and Bridgwater Canal. Additionally, Thornash Close is just a stone's throw from Taunton, providing access to a wide range of amenities, including gyms, parks, museums and a train station.

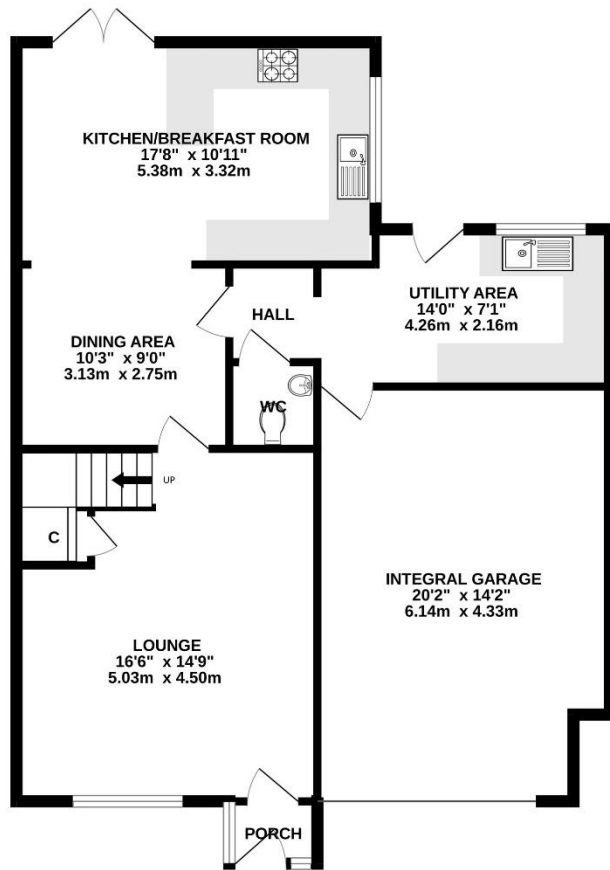
Key Features

- Large family home
- Larger than average garage/workshop
- Larger than average garden
- Off road parking
- Two extensions
- Downstairs W/C and utility room
- En-suite bathroom
- Three double bedrooms and one large single
- Cul-de-sac location
- Close to schools and amenities

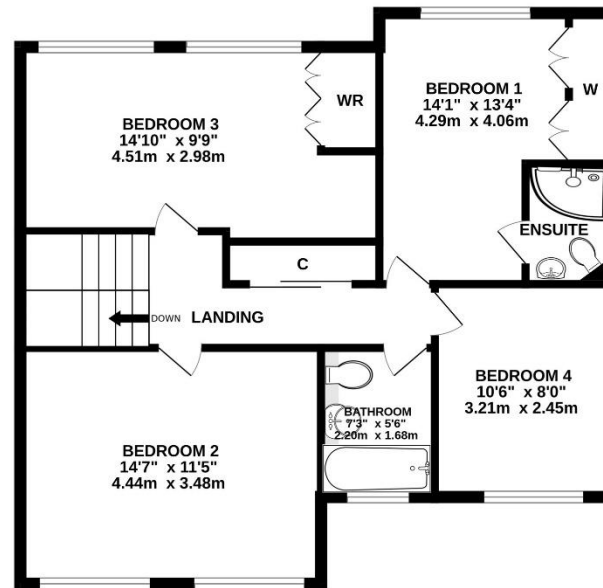




GROUND FLOOR



1ST FLOOR



Thornash Close TA2 8PQ

Tenure: Freehold

Tax band: C

Property Location:
[what3words///eradicate.cage.dripping](https://what3words.com/eradicate.cage.dripping)

Services: The property is connected to mains water, mains drainage, main gas and mains electricity.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

| | |
|------------------------------|----------|
| Council Tax / Domestic Rates | C |
| Asking price | £365,000 |
| Tenure* | Freehold |

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

| | |
|--------------------------|---|
| Property type | House |
| Property construction | Brick with a tiled roof |
| Number and types of room | 4 |
| Electricity supply | Mains electricity |
| Water supply | Mains water |
| Sewerage | Mains sewerage |
| Heating | Gas heating |
| Broadband | https://checker.ofcom.org.uk/ Ultrafast Broadband EE |
| Mobile signal/coverage | https://checker.ofcom.org.uk/ Likely with Three |
| Parking | https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/ |

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

| | |
|---|---|
| Building safety | Nothing stated on the sellers PIQ form |
| Restrictions | Nothing stated on the sellers PIQ form |
| Rights and easements | Nothing stated on the sellers PIQ form |
| Flood risk | https://www.gov.uk/request-flooding-history |
| Coastal erosion risk | https://www.gov.uk/check-coastal-erosion-management-in-your-area |
| Planning permission | The property has been extended but there are no current applications in progress |
| Accessibility/adaptations | Nothing stated on the sellers PIQ form |
| Coalfield or mining area | https://www.gov.uk/check-if-property-is-affected-by-coal-mining |
| Energy Performance Certificate (EPC)* | C |
| Including detail of any inescapable costs | Nothing mentioned on the sellers PIQ form |



DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.