



## 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

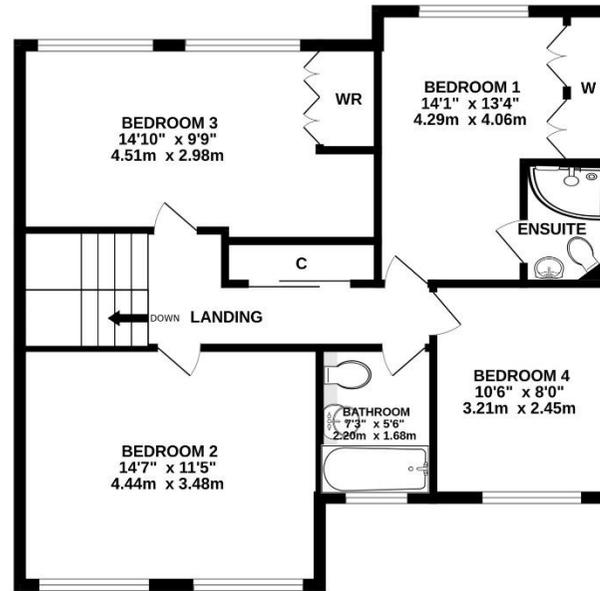
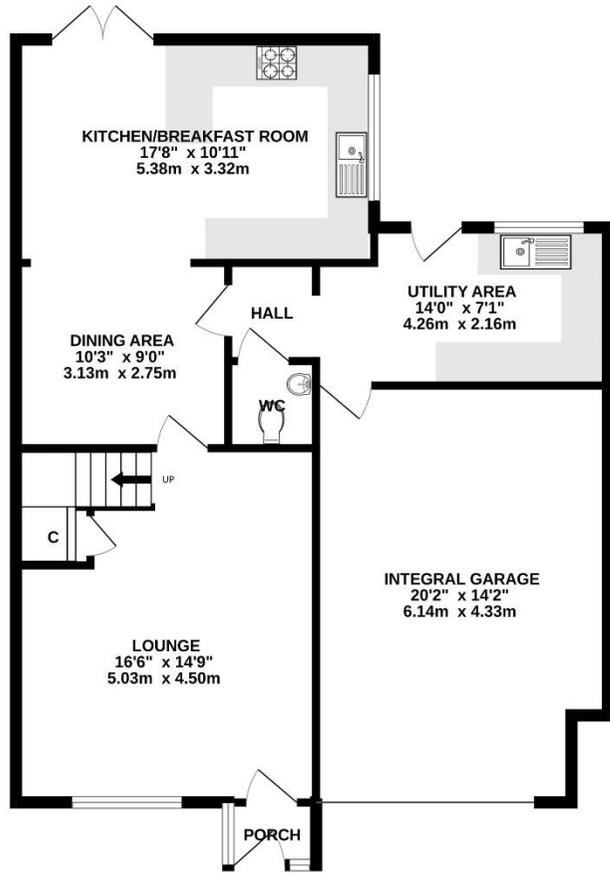




GROUND FLOOR

1ST FLOOR

## Thornash Close TA2 8PQ



**Tenure:** Freehold

**Tax band:** C

**Property Location:**  
[what3words///eradicat.cage.dripping](https://www.what3words.com/eradicat.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	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Ultrafast Broadband EE
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Likely with Three
Parking	<a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a>

**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	<a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>
Coastal erosion risk	<a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a>
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	<a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>
Energy Performance Certificate (EPC)*	C
Including detail of any inescapable costs	Nothing mentioned on the sellers PIQ form

