



Thornash Close | Monkton Heathfield | Taunton | TA2 8PQ

Asking Price £365,000



WILSONS

ESTATE AGENTS

Thornash 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 Nerols Primary School and Monkton Wood secondary school. Thornash 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 is just a stone's throw from Taunton, providing access to a wide range of amenities, including gyms, parks, museums and a train station.

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





DIRECTIONS

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

SERVICES

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

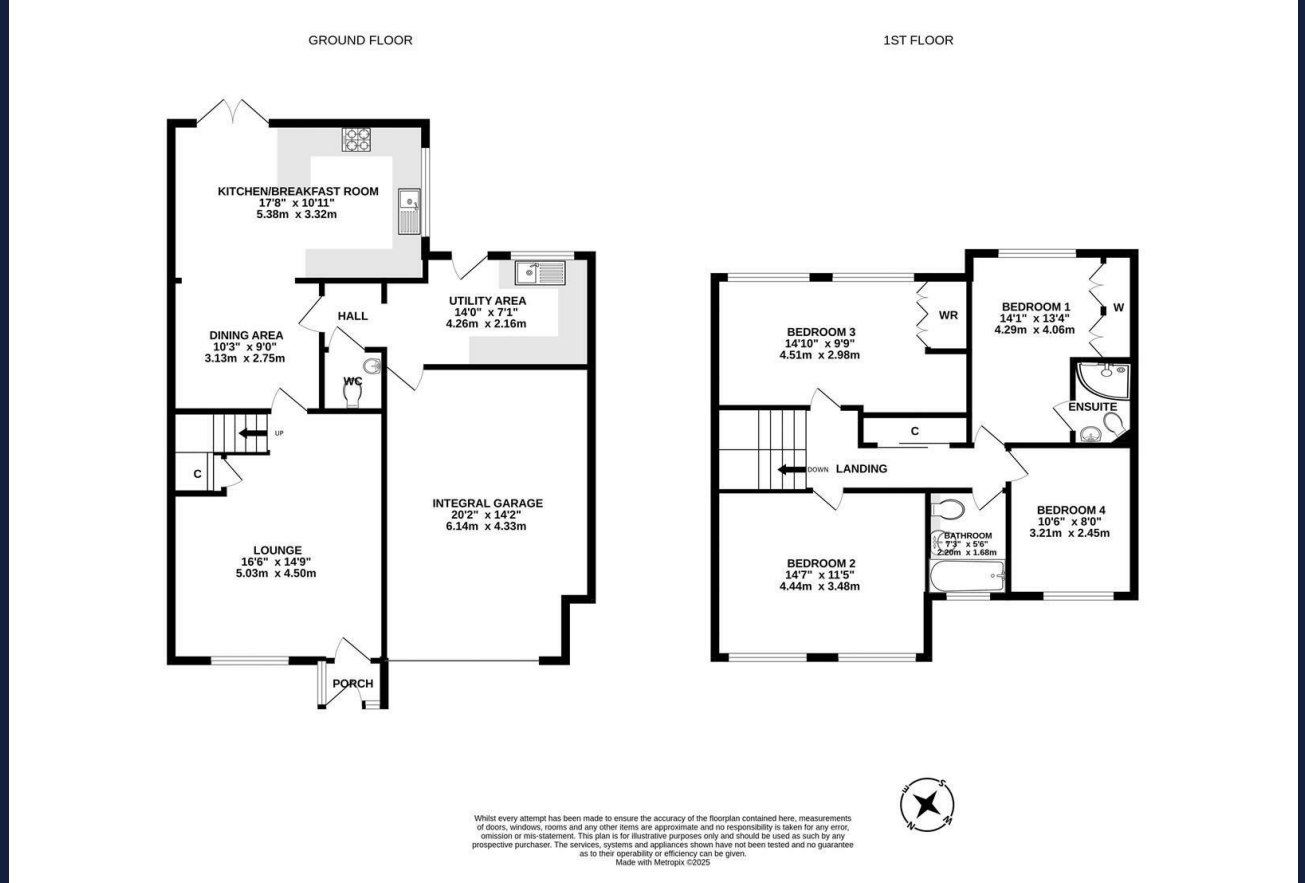
DISCLAIMER

Wilsons has not inspected or tested any equipment, fixtures or fittings. Tenure is obtained by Land Registry, please check with your Solicitor. 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. Purchasers are advised to seek validation of all the above matters prior to making an offer.

Wilsons refers clients to local solicitors for conveyancing services and mortgage brokers for mortgage services. We receive a payment for referring clients of no more than £250 per case. Once an offer is accepted by our client. A non-refundable administration fee of £24 (including VAT) per buyer will be charged once an offer is accepted to comply with anti-money laundering regulations.



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



Council Tax Band C EPC Rating

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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.