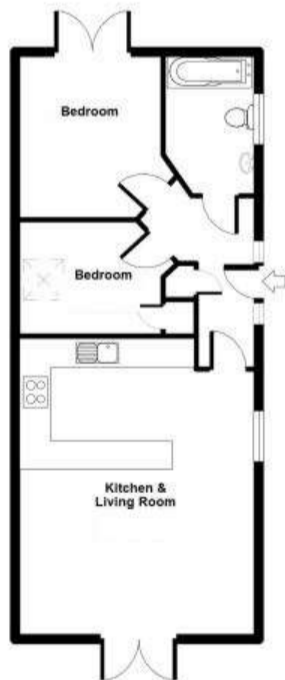




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**Bay Tree**  
 APPROX GROSS INTERNAL FLOOR AREA: 595 sq. ft / 55 sq. m



Directions: From our offices in the Market Place proceed to the top of Bath Street and at the mini-roundabout proceed left into Gore Hedge and continue into Butts Hill. At the roundabout bear right into The Butts, proceeding across the Sainsburys roundabout towards West Cranmore and Shepton Mallet.

[www.mcallistersestateagents.co.uk](http://www.mcallistersestateagents.co.uk)



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#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

**\*A stylish, single-storey two-bedroom property**  
**\* Large lounge/dining/kitchen with French doors onto an enclosed patio garden** \* **Off-road parking** \* **No onward chain.**

**Situation:** The property lies within the popular village of Cranmore which has a good local pub which serves food, the Cranmore Steam Railway and nearby facilities in the towns of Shepton Mallet (3 miles) and Frome (4 miles) which has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian City of Bath lies approximately fourteen miles.

**Description:** Formerly the local post office, this property has been the subject of extensive work and has been extended to create this stylish single-storey dwelling. Most work has been carried out in the last fifteen years and the oil-fired boiler was replaced less than five years ago. The open-plan kitchen/dining/living room has French doors onto a front enclosed garden with adjacent parking for at least three cars. This attractive village home is sold with the benefit of no onward chain.

**Entrance Hall:** With a double-glazed front door and side panels, tiled floor, radiator, storage cupboard and door to:

**Lounge/Kitchen/Dining Room:** 19'7" x 15'7" With a double-glazed window to the side and double, sealed double-glazed French doors to the front. The entire area is tiled with two radiators and a comprehensive range of cream-finish fitted units with solid wood worksurfaces comprising a stainless steel single drainer sink with Monobloc mixer tap, adjacent worksurfaces with drawers and cupboards beneath incorporating an electric oven and ceramic four-ring hob, space and plumbing for a washing machine and tumble dryer, wall cupboard units incorporating an extractor hood.

- **ENTRANCE HALL**
- **LOUNGE/KITCHEN/DINING ROOM**
- **TWO BEDROOMS**
- **BATHROOM**
- **OFF-ROAD PARKING**
- **GARDENS**

**Bathroom:** With a white suite comprising a panelled bath with adjacent ceramic wall tiling and a thermostatic shower, glazed shower screen, low level WC, pedestal wash basin, tiled floor, chrome-finish vertical towel rail/radiator and built-in cupboards. Obscured double-glazed window to the side.

**Bedroom One:** 10'7" x 9'8" maximum With a wardrobe recess with shelf and hanging rail, engineered wood floor, radiator and double, sealed double-glazed French doors onto a small gravelled rear garden area.

**Bedroom Two:** 10'7" x 7'5" With an engineered wood floor, built-in wardrobe, radiator and double-glazed roof light.

**Outside:** The property is approached via a tarmacked driveway with flowerbeds. To the front is a paved area providing a shady and partly-screened seating area. A side pathway leads to a gravelled area which is accessed via a side pathway.

Viewing by appointment through the selling agents McAllisters: 01373 453592

