

Access Statement for Armsyde

Introduction

The property details provide you with details of on which floor the rooms will be found, how many bedrooms have en suite bathrooms, what width the beds are, etc. The following should be read in conjunction with the property details.

The information provided in this statement is intended to be as comprehensive as possible so that prospective occupants may make an informed decision as to the viability of this property for their purposes. However, since the information provided is sometimes the authors opinion and such matters as measurements cannot be relied on to be accurate to within 3 centimeters note that this access statement is for guidance only. Any information in this statement which is crucial for the purposes of your stay should be checked before proceeding with booking.

Pre-Arrival

- We are part of an agency and bookings / enquiries can be made via email, fax or phone
- We can provide information in large print [or Braille] on request

Arrival & Car Parking Facilities

Approach	Street
Parking area /drive	None provided
Manoeuvrability	None provided
Allocated space	None provided
Distance from entrance door	N/A
Approach to entrance door	Tarmac / Paved / Sloping

Inside the property

Main Entrance & Reception

Entrance door	Steps	No. of steps: 2	Tread height: 17-19cm depth: 36cm
	Threshold height	Door width	
Entrance into	Hall	Leading to: Rest of property	

Public Areas - General (Internal)

Contrasting décor	Throughout
Flooring	Carpet/ tiled/ wood throughout except bathroom cok tiles
Door widths	77cm minimum throughout except
Corridor widths	88cm minimum throughout except
Any steps on each storey	2 steps kitchen into garden room Height: 17-19cm Depth: 1.10m
Smoke alarms fitted	Yes

Hall

Stair flight	Straight
	No. Treads: 13 Tread height: 15-23cm Tread depth: 23-35cm
	handrail both sides

Cloakroom

Basin taps	Cross head
Free space in cloakroom	Tight
Toilet transfer space	Impossible

Lounge	
Upholstered seating	Sofa / arm chairs / fireside chairs / window seat
Seat heights	43cm / 36cm / 36cm / 51cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / DVD player (+rc) / Video (+rc)

Dining room	
Table legs	On each corner
Chairs / bench	Moveable / padded seat
Free space between walls / furniture	A bit tight in places

Sitting room	
Upholstered seating	Sofa
Seat heights	44cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / DVD player (+rc) / Games console

Kitchen / Dinner	
Kitchen	
The Kitchen is open plan with the dining area	
Worktop, hob and sink heights	89cm respectively
Oven	Eye level
Oven door	Drop down
Sink taps	Cross head
Free space between units / furniture	Spacious
Lighting	Spot lights / Lights above worktops
Fridge	Free standing Capacity: 6.6cu.ft
Freezer	Free standing Capacity: 4.3cu.ft

Dining area	
The dining area is open plan with the kitchen	
Table legs	On each corner
Chairs / bench	Moveable / padded
Free space between walls / furniture	Tight in places

Utility room	
Sink height	90cm respectively
Sink taps	Cross head

Garden room	
Table legs	In the middle
Chairs	Movable
Free space between furniture	A bit tight in places

Stair flight	Left angle turn with half landing
	No. Treads: 10 Tread height: 12-25cm
	Tread depth: 23-30cm
	Handrail one side

First floor	
--------------------	--

Landing	
Stair flight	Curved
	No. Treads: 10 Tread height: 22-24cm Tread depth: 24cm
	No handrail

Bedroom 1	
Entrance into bedroom	Step: 1 Height: 23.5cm
Bed height floor to top of mattress	62cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext / Radio
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No
1 Step in bedroom leading to exit onto terrace, Height: 18.5cm Depth: 94cm	

En suite shower room	
Entrance into bathroom	Step: 1 Height: 22cm
Shower	No grab rails Shower cubicle tray height: 19cm
Shower controls accessibility	Waist height (roughly)
Basin taps	Cross head
Free space in shower room	Tight
Toilet transfer space	Impossible

Bedroom 2	
Bed height floor to top of mattress	63cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext / Radio
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

En suite shower room	
Shower	No grab rails Shower cubicle tray height: 35cm
Shower controls accessibility	Head height
Basin taps	Cross head
Free space in shower room	Tight
Toilet transfer space	Impossible

Bedroom 3	
Bed height floor to top of mattress	51cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext / Radio
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

En suite bathroom	
Bath	No hand rails
Basin and bath taps	Cross head
Free space in bathroom	A bit tight in places
Toilet transfer space	Possible

Bedroom 4	
Entrance into bedroom	Step: 1 Height: 7.5cm
Bed height floor to top of mattress	46cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext / Radio
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

En suite shower room	
Entrance into bathroom 1 step Height: 9cm	
Shower	No grab rails Shower cubicle tray height: 21cm
Shower controls accessibility	Waist height (roughly)
Basin taps	Cross head
Free space in shower room	A bit tight in places
Toilet transfer space	Impossible

Second floor

Bedroom 5	
Bed height floor to top of mattress	66cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext / Radio (+rc)
Free space between furniture	Spacious
Can bed(s) be easily moved?	No
Wash Basin	Height: 82cm Cross taps

Bedroom 6	
Bed height floor to top of mattress	59cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext / Radio (+rc)
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

Shower room		
Shower	No grab rails	Shower cubicle tray height: 18.5cm
Shower controls accessibility	Chest height	
Basin taps	Cross head	
Free space in shower room	A bit tight in places	
Toilet transfer space	Difficult	

Outside the property	
Grounds and Gardens	
Patio	Uneven / Paved Steps: 2 down into garden room
Paths	Stepped / paved
Exit to paths and terrace	Back door: Lower court yard / level
	Steps: 11 leading up to terrace / Right angled steps
Easy accessibility of garden	All areas

Additional Information	
<p>Mobile telephone reception in some parts of Cornwall is very patchy and may depend on your service provider. Please telephone your provider before you leave to find out likely coverage for the area to which you are going. If there is a telephone in the property you will be sent the telephone number with the directions.</p>	
Services to visitors with visual impairment	
Large print information available on request	Property description / directions / booking conditions / property information

Contact Information
<p>Agency Contact details: Cornish Horizons, The Cottage, 19 New Street, Padstow, Cornwall PL28 8EA Telephone: 01841 533 331 Fax: 01841 533933 Email: cottages@cornishhorizons.co.uk Website: www.cornishhorizons.co.uk</p>

Future Plans

We are planning to provide...

We welcome your feedback to help us continuously improve. If you have any comments on this

Created on: 11th of December

2008