

## Access Statement for Ash Lodge

### 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                    | country lane    |
| Parking area /drive         | Level / gravel  |
| Manoeuvrability             | Good            |
| Allocated space             | yes Well marked |
| Distance from entrance door | 6m              |
| Approach to entrance door   | Gravel Level    |

### Inside the property

#### Main Entrance & Reception

|               |         |                       |                                 |  |
|---------------|---------|-----------------------|---------------------------------|--|
| Entrance door | Steps   | No. of steps:3        | Tread height: 11-13cm           |  |
|               |         |                       | depth:45-49cm                   |  |
|               |         | Threshold height: 7cm | Door width: 79cm                |  |
| Entrance into | Hallway |                       | Leading to rest of the property |  |

#### Public Areas - General (Internal)

|                          |          |                           |
|--------------------------|----------|---------------------------|
| Contrasting décor        | Yes      | throughout except         |
| Flooring                 | Laminate | throughout except         |
| Door widths              | 82cm     | minimum throughout except |
| Corridor widths          | 98cm     | minimum throughout except |
| Any steps on each storey | No       |                           |
| Smoke alarms fitted      | Yes      |                           |

#### Bedroom 2

|                                     |           |
|-------------------------------------|-----------|
| Bed height floor to top of mattress | 62cm      |
| Duvets and pillows                  | Synthetic |
| Free space between furniture        | Spacious  |
| Can bed(s) be easily moved?         | Yes       |

| <b>Bedroom 3</b>                    |                                  |
|-------------------------------------|----------------------------------|
| Bed height floor to top of mattress | Bottom bunk 52cm Top Bunk 1.35cm |
| Duvets and pillows                  | Synthetic                        |
| Free space between furniture        | A bit tight in places            |
| Can bed(s) be easily moved?         | No                               |

| <b>Bathroom</b>               |   |
|-------------------------------|---|
| Bath                          | no hand rails                                   |
| Shower                        | no grab rails Shower cubicle tray height:23.5cm |
| Shower controls accessibility | waist height (roughly)                          |
| Basin and bath taps           | lever   |
| Free space in bathroom        | a bit tight in places                           |
| Toilet transfer space         | Possible  |

| <b>Kitchen</b>   |                       |              |                    |
|--|-----------------------|--------------|--------------------|
| The Kitchen is open plan with the dining room / lounge |                       |              |                    |
| Worktop, hob and sink heights                          | 93cm                  | respectively |                    |
| Oven   | Under worktop         |              |                    |
| Oven door  | Drop down             |              |                    |
| Sink taps  | Lever                 |              |                    |
| Free space between units / furniture                   | A bit tight in places |              |                    |
| Lighting   | Spot lights           |              |                    |
| Fridge   | Under worktop         | 4.2cu.ft     | Capacity (roughly) |
| Bottom Tray of fridge                                  |                       | 0.33cu.ft    | Capacity (roughly) |
| Freezer  | Free Standing         | 3.8cu.ft     | Capacity (roughly) |

| <b>Dining room</b>                                     |                |
|--|----------------|
| The Dining room is open plan with the kitchen / lounge |                |
| Table legs   | On each corner |
| Chairs / bench   | Moveable       |
| Free space between walls / furniture                   | Spacious       |

| <b>Lounge</b>  |                            |
|--|----------------------------|
| The Lounge is open plan with the kitchen / dining room |                            |
| Upholstered seating                                    | Sofa / arm chairs / pouffe |
| Seat heights   | 39cm / 39cm / 39cm         |
| Free space between furniture                           | a bit tight in places      |

|              |                                    |                   |                  |
|--------------|------------------------------------|-------------------|------------------|
| Stair flight | right angle turn with half landing |                   |                  |
|              | No. treads:13                      | Tread height:22cm | Tread depth:24cm |
|              | Handrail one side                  |                   |                  |

|  |  |
|--|--|
| <b>Sitting room</b>                          |  |
| The Lounge is open plan with the dining area |  |
| Upholstered seating                          | Sofa / arm chairs / pouffe                 |
| Seat heights                                 | 41cm / 41cm / 42cm                         |
| Free space between furniture                 | Spacious                                   |
| TV with remote control (rc)                  | Teletext / DVD player (+rc) recorder / Sky |

|  |                        |
|--|------------------------|
| <b>Dining area</b>                           |                        |
| The Dining room is open plan with the lounge |                        |
| Table legs                                   | On each corner         |
| Chairs / bench                               | Moveable / padded seat |
| Free space between walls / furniture         | a bit tight in places  |

|                                     |           |
|-------------------------------------|-----------|
| <b>Bedroom 1</b>                    |           |
| Bed height floor to top of mattress | 56cm      |
| Duvets and pillows                  | Synthetic |
| Free space between furniture        | Spacious  |
| Can bed(s) be easily moved?         | No        |

|                               |                       |                                 |
|-------------------------------|-----------------------|---------------------------------|
| <b>En Suite Shower room</b>   |                       |                                 |
| Shower                        | no grab rails         | Shower cubicle tray height:16cm |
| Shower controls accessibility | Head height           |                                 |
| Basin and bath taps           | lever                 |                                 |
| Free space in bathroom        | a bit tight in places |                                 |
| Toilet transfer space         | difficult             |                                 |

|                              |   |                        |
|------------------------------|---|------------------------|
| <b>Outside the property</b>  |   |                        |
| <b>Grounds and Gardens</b>   |   |                        |
| Lawn                         | Sloping                                       |                        |
| Patio                        | Level / Decking                               |                        |
| Paths                        | Level / paved / gravel                        |                        |
| Steps to garden              | Steps:3 Tread Height:10-16cm Tread depth:10cm |                        |
| Exit to Garden               | Patio doors                                   | Threshold height: 21cm |
| Easy accessibility of garden | all areas                                     |                        |

### **Additional Information**

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.

### **Services to visitors with visual impairment**

|  |  |
|--|--|
| Large print information available on request | Property description / directions /<br>booking conditions / property information |
|--|--|

### **Contact Information**

Agency Contact details:

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### **Future Plans**

We are planning to provide...

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

**Created on: 9th of January**

**2010**