

Access Statement for Baxters

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	Sloping
Manoeuvrability	not bad
Allocated space	yes & well marked
Distance from entrance door	Back door 6m / front door 24m
Approach to entrance door	Level
	No. of steps 2 / depth 38cm
	Tread height 1st step 17cm - 2nd step 12cm

Inside the property

Main Entrance & Reception

Entrance door	Steps	No. of steps 2	Tread height: 10cm /depth: 32cm
		Threshold height: 7cm	Door width: 84cm
Entrance into	Leading to: Hallway		
Alternative entrance	Steps	No. of steps: 1	Tread height: 15cm / depth: 42cm
Back Door	Threshold height: 14cm		Door width: 80cm
Entrance into	Leading to: Kitchen		

Public Areas - General (Internal)

Contrasting décor	Yes
Flooring	Carpet / laminate flooring
Door widths	74cm
Corridor widths	85cm
Smoke alarms fitted	Yes

Hall	
Stair flight	Left angle
	No. treads: 14 Tread height: 17cm
	Tread depth: 23cm apart from 3 stairs which are 41cm Handrail one side
Dining room	
The Dining room is open plan with the lounge	
Table legs	On each corner
Chairs / bench	Moveable
Free space between walls / furniture:	Spacious
Lounge	
The Lounge is open plan with the dining room	
Upholstered seating	Sofa / arm chairs
Seat heights	43cm 43cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / DVD player (+rc) / CD player (+rc) / Freeview
Kitchen	
Worktop, hob and sink heights: 90cm	
Oven	Under worktop
Oven door	Drop down
Sink taps	Lever
Free space between units / furniture:	Spacious
Lighting	Evenly lit
Fridge/ Freezer combi	Eye level Fridge: 8cu.ft Capacity (roughly) Freezer: 8cu.ft Capacity (roughly)
Bedroom 1	
Bed height floor to top of mattress	48cm
Duvets and pillows	Synthetic
Free space between furniture:	Spacious
Can bed(s) be easily moved?	Yes
Bedroom 2	
Bed height floor to top of mattress	44cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes
Bedroom 3	
Bed height floor to top of mattress: Bunk beds: bottom 48cm top 142cm	
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext / Freeview
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

Bathroom		
Bath	No bath	
Shower	no grab rails	Shower cubicle tray height: 145cm
Shower controls accessibility	waist height (roughly)	
Basin and bath taps	Ball shaped	
Free space in bathroom	Spacious	
Toilet transfer space	Possible	
Outside the property		
Grounds and Gardens		
Lawn	No Lawn	
Patio	Level	
Paths	Level	
Exit to Garden	back door	
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 hearing impairment	
Telephone with	voice amplification
	Broadband connection
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 access statement please contact the Property Manager at Cornish Horizons

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