

Access Statement for Bay Tree Cottage

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	Good
Allocated space	yes Well marked
Distance from entrance door	9m then 15 steps
Approach to entrance door	Steps
	No. of steps 15 Tread height 17cm /depth 29cm

Inside the property

Main Entrance & Reception

Entrance door	Steps	No. of steps 4
	Thread height 16cm/ depth 29cm	
	Threshold height 250cm	Door Width 81cm
Entrance into	Leading to: Utility Room	

Utility Room

Free space between furniture	Spacious
Lighting	Evenly lit

Public Areas - General (Internal)

Contrasting décor	Cream
Flooring	Carpet / laminate
Door widths	67cm
Any steps on each storey	No
Smoke alarms fitted	Yes

Lounge

The Lounge is open plan with the dining room	
Upholstered seating	Sofa / arm chairs
Seat heights	43cm/ 43cm
Free space between furniture	a bit tight in places
TV with remote control (rc)	Teletext / Cassette player (+rc) / Radio (+rc) / DVD player (+rc) / CD player (+rc) / Video (+rc)

Dining room	
The Dining room is open plan with the kitchen	
Table legs	On each corner
Chairs / bench	Moveable
Free space between walls / furniture	Spacious seat height: 87cm

Kitchen			
The Kitchen is open plan with the dining room			
Worktop, hob and sink heights	37cm		
Oven	Under worktop		
Oven door	Drop down		
Sink taps	Lever		
Free space between units / furniture	Spacious		
Lighting	Evenly lit		
Fridge	Free standing Fridge / Freezer	5.0c.ft	Capacity (roughly)
Freezer	Free standing Fridge / Freezer	5.0c.ft	Capacity (roughly)

Hall

Stair flight	left angle turn without half landing		
	No. treads 13	Tread height 20cm	
		Tread depth first 4 - 39cm rest 25cm	
	Handrail one side		

Bedroom 1	
Bed height floor to top of mattress	59cm
Duvets and pillows	Synthetic
TV with remote control (rc)	n/a
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

Bedroom 2	
Bed height floor to top of mattress	56cm
Duvets and pillows	Synthetic
TV with remote control (rc)	n/a
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

Bathroom		
Bath	Integral hand rails	Height: 55cm length: 167cm
Shower	Grab rails	Shower cubicle tray height : n/a
Shower controls accessibility	chest height (roughly)	
Basin and bath taps	cross head	
Free space in bathroom	a bit tight in places 145cm x 113cm	
Toilet transfer space	Possible	

Outside the property	
Grounds and Gardens	
Lawn	Level
Patio	Decking
Exit to Garden	Front door
Easy accessibility of garden	some 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 hearing impairment	
Telephone with	No phone supplied nearest telephone call box is 150 yards
Services to visitors with visual impairment	
Large print information available on request:	
Property description / directions / booking conditions / property information	

Contact Information	
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	

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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