

Access Statement for Beech 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	sloping / gravel	
Manoeuvrability	Good	
Allocated space	yes	Well marked
Distance from entrance door	3m	
Approach to entrance door	Gravel / paved / Sloping	

Inside the property

Main Entrance & Reception

Entrance door	Threshold height:17cm	Door width:79cm
Entrance into	Hallway	Leading to rest of property

Public Areas - General (Internal)

Contrasting décor	Yes	throughout except
Flooring	Laminate	throughout except carpet for the stairs
Door widths	82cm	minimum throughout except
Corridor widths	1m	minimum throughout except
Any steps on each storey	no	
Smoke alarms fitted	Yes	

Bedroom 1

Bed height floor to top of mattress	62cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Radio
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	Yes

Bedroom 4	
Bed height floor to top of mattress	Bottom bunk 56cm, Top bunk 1.41cm
Duvets and pillows	Synthetic
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

Bathroom	
Bath	Integral hand rails
Shower	no grab rails Shower cubicle tray height:22cm
Shower controls accessibility	chest height
Basin and bath taps	lever
Free space in bathroom	Spacious
Toilet transfer space	Possible

Kitchen			
The Kitchen is open plan with the dining room / lounge			
Worktop, hob and sink heights	92cm	respectively	
Oven	Under worktop		
Oven door	Drop down		
Sink taps	Lever		
Free space between units / furniture	Spacious		
Lighting	Spot lights		
Fridge	Under worktop	5.1cu.ft	Capacity (roughly)
Freezer	Free standing	4.6cu.ft	Capacity (roughly)

Dining room	
The Dining room is open plan with the kitchen / lounge	
Table legs	On each corner
Chairs / bench	Moveable / padded sea
Free space between walls / furniture	Spacious

Lounge	
The Lounge is open plan with the kitchen / dining room	
Upholstered seating	Sofa
Seat heights	42cm
Free space between furniture	a bit tight in places
TV with remote control (rc)	Cassette player (+rc) / Radio (+rc) / CD player (+rc)

Stair flight	curved to the right
	No. treads:13 Tread height: 20cm Tread depth:25cm
	Handrail one side

Lounge	
Upholstered seating	Sofas
Seat heights	42cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / DVD player /recorded (+rc) / sky

Bedroom 2	
Bed height floor to top of mattress	58cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

Bedroom 3	
Bed height floor to top of mattress	57cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

Shower room	
Shower	no grab rails Shower cubicle tray height:24.5cm
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	Sloping
Patio	Level / Decking
Paths	sloping / paved / gravel
Exit to Garden	Patio doors Threshold height: 19cm
Easy accessibility of garden	No Steps: 2 Step Hight: 18-24cm Step Depth: 19cm 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

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