

## Access Statement for Brotref

### 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 / other	
Manoeuvrability	Good	
Allocated space	yes	Well marked
Distance from entrance door	1.3 metres	
Approach to entrance door	Other / Level	

### Inside the property

#### Main Entrance & Reception

Entrance door	Threshold height	Door width 32.5in
Entrance into		Leading to
Alternative entrance	Steps	No. of steps:1 depth: 6ft 8in
	Threshold height	Door width: 32in
Entrance into		Leading to

#### Public Areas - General (Internal)

Contrasting décor	throughout
Flooring	Carpet / tiled / wood
Door widths	30-34in minimum throughout except
Corridor widths	40in minimum throughout except
Any steps on each storey	Yes from lounge to hall, kitchen to dining room
Smoke alarms fitted	Yes

#### Hall

Stair flight	Straight		
	No. treads: 16	Tread height: 6.5in	Tread depth
	handrail both sides		

<b>Dining room</b>	
The Dining room is open plan with the kitchen	
Table legs	in the middle
Chairs / bench	Moveable
Free space between walls / furniture	Spacious

<b>Lounge</b>	
Upholstered seating	Sofa / pouffe / fireside chairs / window seat
Seat heights	16in / 16in / 15in / 25in
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / DVD player (+rc)

<b>Kitchen</b>		
Worktop, hob and sink heights	36in	respectively
Oven	Eye level	
Oven door	Drop down	
Sink taps	Ball shaped / Cross head / Lever	
Free space between units / furniture	Spacious	
Lighting	Evenly lit / Spot lights / Lights above worktops	
Fridge / freezer	Eye level	Capacity large enough for eight people
Freezer	Under fridge	Capacity large enough for eight people

<b>Bedroom 1</b>	
Bed height floor to top of mattress	
Duvets and pillows	Feather
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

<b>Bedroom 2</b>	
Bed height floor to top of mattress	
Duvets and pillows	Feather
Free space between furniture	Spacioust
Can bed(s) be easily moved?	Yes

<b>Bathroom</b>	
Bath	no hand rails
Shower	Shower cubicle tray height
Shower controls accessibility	waist height (roughly)
Basin and bath taps	lever
Free space in bathroom	Spacious
Toilet transfer space	Possible

<b>Outside the property</b>		
<b>Grounds and Gardens</b>		
Lawn	Level	
Patio	Level / Paved	
Paths	Level / uneven / stepped / paved	
Exit to Garden	back door	Threshold height: 6ft 7in
Easy accessibility of garden	some areas	

<b>Additional Information</b>		
<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>		
<b>Services to visitors with visual impairment</b>		
Large print information available on request	Property description / directions	
	/ booking conditions / property information	

<b>Contact Information</b>		
<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 in: June**

**2009**