

## Access Statement for Byre 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 / country lane / rough track / other / Drive	
Parking area /drive	Level / tiles non slip	
Manoeuvrability	Good	
Allocated space	yes	Well marked
Distance from entrance door		
Approach to entrance door	no slip tiles / Level	

### Inside the property

#### Main Entrance & Reception

Entrance door	Threshold height	Door width - wheel chair width
Entrance into	Leading to first floor	

#### Public Areas - General (Internal)

Contrasting décor	throughout except	
Flooring	Carpet / tiled / throughout except	
Door widths	minimum throughout except	
Corridor widths	minimum throughout except	
Any steps on each storey		
Smoke alarms fitted	X 2	

#### Hall

Stair flight	Straight / right angle turn with half landing		
	/ right angle turn without half landing / curved / spiral		
	No. treads	Tread height	Tread depth
	Handrail one side / handrail both sides		

#### Dining room

The Dining room is open plan with the lounge	
Table legs	On each corner / in the middle / gateleg
Chairs / bench	Moveable / fixed / padded seat / arms
Free space between walls / furniture	Spacious / a bit tight in places / tight

<b>Lounge</b>	
The Lounge is open plan with the kitchen / dining room / hall / other	
Upholstered seating	Sofa / arm chairs
Seat heights	/ / / /
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / Cassette player (+rc) / Radio (+rc) / DVD player (+rc) / CD player (+rc) / Video (+rc)

<b>Kitchen</b>	
The Kitchen is open plan with the dining room / lounge / hall / other	
Worktop, hob and sink heights	respectively
Oven	Eye level / Under worktop
Oven door	Drop down
Sink taps	Ball shaped / Cross head / Lever
Free space between units / furniture	Spacious
Lighting	Evenly lit / Lights above worktops
Fridge	Under worktop Capacity (roughly)
Freezer	Under worktop Capacity (roughly)

<b>Bedroom 1</b>	
Bed height floor to top of mattress	
Duvets and pillows	Synthetic / Feather
TV with remote control (rc)	Teletext / Cassette player (+rc) / Radio (+rc) / DVD player (+rc) / CD player (+rc)
Free space between furniture	Spacious / A bit tight in places / Tight
Can bed(s) be easily moved?	

<b>Bedroom 2</b>	
Bed height floor to top of mattress	
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext / Cassette player (+rc) / Radio (+rc) / DVD player (+rc) / CD player (+rc)
Free space between furniture	Spacious
Can bed(s) be easily moved?	

<b>Bathroom</b>	
Bath	Integral hand rails / wall mounted hand rails / no hand rails
Shower	Grab rails / no grab rails Shower cubicle tray height
Shower controls accessibility	Head height / chest height / 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 / Sloping / Uneven
Patio	Level / Sloping / Uneven / Paved / Gravel / Decking / Other
Paths	Level / sloping / uneven / stepped / paved / gravel / decking / other
Exit to Garden	Patio doors / back door / Threshold height
Easy accessibility of garden	None / some areas / 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 / 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**

**Created on: 12th January**

**2010**

--