

## Access Statement for Byways

### 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	7m	
Approach to entrance door	Gravel / Level	

### Inside the property

#### Main Entrance & Reception

Entrance door	Step	No. of steps: 1	Tread height: 15cm depth: 57cm
		Threshold height: 16cm	Door width: 70cm
Entrance into	Kitchen/dinner/ lounge	Leading to rest of property	
Distance to Alternative entrance 5m from drop off point			
Alternative entrance	Step	No. of steps: 1	Tread height: 7cm depth: 56cm
		Threshold height: 16cm	Door width: 1.11m
Entrance into	Dinner/ lounge	Leading to rest of property	

#### Public Areas - General (Internal)

Contrasting décor		throughout
Flooring	Carpet / tiled	throughout except laminate kitchen
Door widths	74cm	minimum throughout except
Smoke alarms fitted	Yes	

#### Lounge

The Lounge is open plan with the kitchen / dining area		
Upholstered seating	Sofa / fireside chairs	
Seat heights	40cm / 39cm	
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 area / lounge		
Worktop, hob and sink heights	89.5cm	respectively
Oven	Under worktop	
Oven door	Drop down	
Sink taps	Ball shaped	
Free space between units / furniture	Spacious	
Lighting	Evenly lit	
Fridge	Free standing	Capacity: 5.1 cu.ft
Freezer	Free standing	Capacity: 1.5 cu.ft

<b>Dining area</b>		
The Dining room is open plan with the kitchen / lounge		
Table legs	On each corner	
Chairs / bench	Moveable / padded seat	
Free space between walls / furniture	A bit tight in places	

<b>Lobby</b>
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<b>Bathroom</b>		
Bath	Integral hand rails	
Shower	Over bath	
Shower controls accessibility	Head height	
Basin and bath taps	Cross head	
Free space in bathroom	Spacious	
Toilet transfer space	Difficult	

<b>Bedroom 1</b>		
Bed height floor to top of mattress	46cm	
Duvets and pillows	Synthetic / Feather	
Free space between furniture	Tight	
Can bed(s) be easily moved?	No	

<b>Bedroom 2</b>		
Bed height floor to top of mattress	53cm	
Duvets and pillows	Synthetic	
Free space between furniture	A bit tight in places	
Can bed(s) be easily moved?	No	

<b>Bedroom 3</b>		
Bed height floor to top of mattress	64cm	
Duvets and pillows	Synthetic	
Free space between furniture	Tight	
Can bed(s) be easily moved?	No	

<b>Outside the property</b>		
<b>Grounds and Gardens</b>		
Lawn	Level	
Paths	Level / gravel	
Exit to Garden	Front door / French doors	Threshold height: both 16cm
Easy accessibility of garden	All 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**

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**2009**