

Access Statement for Captains 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 it is always advisable to make your specific needs known to Cornish Horizons.

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 / Alley way
Parking area /drive	N/A
Manoeuvrability	N/A
Allocated space	No
Distance from entrance door	150m from Harbour Carpark
Approach to entrance door	Level concrete
	No. of steps Nil

Inside the property

Main Entrance & Reception

Entrance door	Step No. of steps 1 tread height / depth 2.5cm
	Threshold height: 171cm Door width 77cm
Entrance into	Leading to Kitchen

Public Areas - General (Internal)

Contrasting décor	Pastal colours throughout
Flooring	Carpet throughout except kitchen and bathrooms tiled
Door widths	67cm minimum throughout
Corridor widths	83cm minimum throughout
Any steps on each storey	Yes, steps up to bathroom from lounge
Smoke alarms fitted	Yes

Bathroom

Bath	No hand rails
Shower	No grab rail Shower over bath
Shower controls accessibility	Chest height
Basin and bath taps	Lever
Free space in bathroom	A bit tight in places
Toilet transfer space	Difficult

Dining room	
The Dining room is open plan with the lounge	
Table legs	On each corner
Chairs	Moveable
Free space between walls / furniture	A bit tight in places

Lounge	
The Lounge is open plan with the dining room	
Upholstered seating	Sofa
Seat heights	48cm
Free space between furniture	A bit tight in places
TV & DVD with remote control (rc), Freeview + rc, CD Tape and Radio Player + rc	

Kitchen			
The Kitchen is open plan with the hall			
Worktop, hob and sink heights	93.5cm / 93.5cm / 92cm respectively		
Oven	Under worktop		
Oven door	Drop down		
Sink taps	Lever		
Free space between units / furniture	A bit tight in places		
Lighting	Evenly lit with spotlights above worktops		
Fridge	Under worktop	3.2 cu.ft	Capacity (roughly)
Freezer	Under worktop	0.5 cu.ft	Capacity (roughly)

Hall	
Stair flight	Straight
	No. treads 11 Tread height 20cm Tread depth 25cm
	Handrail one side

Bedroom 1	
Bed height floor to top of mattress	54cm
Duvets and pillows	Synthetic
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

Bedroom 2	
Bed height floor to top of mattress	56cm
Duvets and pillows	Synthetic
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

Bedroom 3	
Bed height floor to top of mattress	41cm
Duvets and pillows	Synthetic
Free space between furniture	Tight
Can bed(s) be easily moved?	No

WC	
Basin taps	Cross head
Free space in bathroom	Tight
Toilet transfer space	Impossible

Outside the property			
Grounds and Gardens			
Patio	Paved with step		
Paths	Paved and sloping		
Exit to Garden	Kitchen door	Threshold height	171cm
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	
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

We welcome your feedback to help us continuously improve. If you have any comments

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