

## Access Statement for Cedar 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	7m	
Approach to entrance door	Gravel / decked / Sloping	

### Inside the property

#### Main Entrance & Reception

Entrance door	Threshold height: 3.5cm	Door width: 79cm
Entrance into	Hallway	Leading to rest of property

#### Public Areas - General (Internal)

Contrasting décor	yes	throughout except
Flooring	laminata	throughout except carpet on the stairs
Door widths	82cm	minimum throughout except
Corridor widths	96cm	minimum throughout except
Any steps on each storey	no	
Smoke alarms fitted	yes	

<b>Bedroom 4</b>	
Bed height floor to top of mattress	62cm
Duvets and pillows	Synthetic
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	yes

<b>Bedroom 2</b>	
Bed height floor to top of mattress	62cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	no

<b>Bathroom</b>	
Bath	Ino hand rails
Shower	no grab rails Shower cubicle tray height: 32cm
Shower controls accessibility	waist height (roughly)
Basin and bath taps	lever
Free space in bathroom	Spacious
Toilet transfer space	Possible

<b>Kitchen</b>	
The Kitchen is open plan with the dining room / lounge	
Worktop, hob and sink heights	93cm respectively
Oven	Under worktop
Oven door	Drop down
Sink taps	Lever
Free space between units / furniture	Spacious
Lighting	Spot lights
Fridge	Intergral Capacity: 5.6cu.ft
Freezer	Intergral Capacity: 2.9cu.ft
CD/Tape/radio sound system	

<b>Dining room</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	Spacious

<b>Lounge</b>	
The Lounge is open plan with the kitchen / dining room	
Upholstered seating	Sofa / arm chairs
Seat heights	42cm / 42cm
Free space between furniture	Spacious / a bit tight in places / tight

Stair flight	curved to the right
	No. treads:13 Tread height: 20-22cm Tread depth: 24cm
	Handrail one side

<b>Sitting area</b>	
Upholstered seating	Sofa / arm chairs / pouffe
Seat heights	40cm / 43cm / 40cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / DVD player (+rc) /playstation / sky

<b>Bedroom 1</b>	
Bed height floor to top of mattress	61cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	no

<b>Bedroom 3</b>	
Bed height floor to top of mattress	61 and 63cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

<b>Shower room</b>	
Shower	no grab rails Shower cubicle tray height:31.5cm
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	Sloping	
Patio	Level / Decking	
Paths	sloping / paved	
Exit to Garden	Patio doors	Threshold height: 10cm
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**

**Created on: 9th of January**

**2010**