

Access Statement for Cedars, 29 Parc Eglos, St Merryn, Cornwall, PL 28 8NW

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
Parking area /drive	Level concrete
Manoeuvrability	Not bad
Allocated space	Yes – sole use of drive, parking for up to three cars
Distance from entrance door	Adjacent
Approach to entrance door	Concrete Steps
	No. of steps: 1 down Tread height: 15cm

Inside the property

Main Entrance & Reception

Entrance door	steps/handrail No. of steps:3 plus door sill 15cm
	Threshold height 16cm Door width 80cm
Entrance into	Leading to Hall
Alternative entrance	Steps No. of steps:2 plus sill Tread height/depth:16.5cm
	Threshold height 6cm Door width 71cm
Entrance into	Leading to kitchen

Public Areas - General (Internal)

Contrasting décor	throughout
Flooring	Carpet/tiled throughout
Door widths	75cm minimum throughout except thrid bedroom 67cm
Corridor widths	140 cm at widest, 83 cm at narrowest
Any steps on each storey	No
Smoke alarms fitted	Yes, two

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

Lounge	
The Lounge is open plan with the dining room	
Upholstered seating	Sofas
Seat heights	38cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext /Freeview TV and radio (+rc) / DVD + CD player (+rc)

Kitchen		
The Kitchen is self contained and includes table and chairs		
Worktop, hob and sink heights	92.5/90/92.5 respectively	
Oven	Under worktop	
Oven door	Side opening	
Sink taps	Lever	
Free space between units / furniture	Spacious	
Lighting	Evenly lit	
Fridge	Under worktop	Capacity : small family
Freezer	Not provided	

Bedroom 1	
Bed height floor to top of mattress	
Duvets and pillows	Synthetic
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	Yes

Bedroom 2	
Bed height floor to top of mattress	
Duvets and pillows	Synthetic
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	Yes

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

Bathroom	
Bath	no hand rails
Shower	Over bath
Shower controls accessibility	chest height
Basin and bath taps	Ball shaped
Free space in bathroom	A bit tight in places
Toilet transfer space	Possible – toilet is separate to the bathroom

Outside the property	
Grounds and Gardens	
Lawn	Level
Patio	Level / concrete
Paths	Level / concrete
Exit to Garden	Patio doors sill and 3 16cm steps to garden, rail in place
Easy accessibility of garden	Garden is lawn and shrub beds with

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 hearing impairment
No landline is fitted at Cedars
Services to visitors with visual impairment
Large print information available on request from agency <u>Property description / directions / booking conditions / property information</u>

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

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