

Access Statement for Coastguard Cottage West

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 / tarmac	
Manoeuvrability	Good	
Allocated space	yes	Well marked
Distance from entrance door	20m	
Approach to entrance door	Tarmac / Sloping / Steps	
	No. of steps: 5	Tread height: 17cm depth: 25cm

Inside the property

Main Entrance & Reception

Entrance door	Threshold height: 10cm	Door width: 76cm	
Entrance into	Hall	Leading to rest of house	
Alternative entrance	Steps	No. of steps: 1	Tread height: 13cm/ depth: 1.82m
	Threshold height: 16cm	Door width: 78cm	
Entrance into	Lobby	Leading to utility and kitchen	

Public Areas - General (Internal)

Contrasting décor	Throughout	
Flooring	Carpet / tiled / wood	throughout
Door widths	78cm	minimum throughout except
Corridor widths	1.32m	minimum throughout except
Smoke alarms fitted	Yes	

Hall

Stair flight	Right angle turn with half landing		
	No.Treads: 15cm	Tread height: 19cm	Tread depth: 26cm
	Handrail one side		

Cloakroom

Basin taps	Cross head
Free space in cloakroom	Spacious
Toilet transfer space	Possible

Lounge	
The Lounge is open plan with the kitchen / dining room	
Upholstered seating	Sofa / arm chairs / pouffe / Occasional chairs / Chair bed
Seat heights	40cm / 42cm / 36cm / 47cm / 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)

Dining room	
The Dining room is open plan with the kitchen / lounge	
Table legs	On each corner
Chairs / bench	Moveable
Free space between walls / furniture	Spacious

Conservatory	
The conservatory is open plan with the dining area	
Wicker seating	Sofa / arm chairs
Seat heights	43cm / 43 - 54cm
Free space between furniture	Spacious
Table legs	In the middle
Chairs / bench	Moveable / padded seat
Free space between walls / furniture	Spacious

Kitchen	
The Kitchen is open plan with the dining room / lounge	
Worktop, hob and sink heights	89 - 90cm respectively
Oven	Free Standing
Oven door	Side opening
Sink taps	Ball shaped
Free space between units / furniture	Spacious
Lighting	Evenly lit / Spot lights / Lights above worktops
Fridge	Under worktop Capacity: 5.6 cu.ft

Utility room	
Worktop, hob and sink heights	90cm respectively
Sink taps	Ball shaped
Free space between units / furniture	Spacious
Lighting	Evenly lit
Fridge	Free Standing Capacity: 5 cu.ft
Freezer	Free Standing Capacity: 3.4 cu.ft

First Floor

Bedroom 1	
Bed height floor to top of mattress	56cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Radio (+rc)
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

En suite shower room	
Shower	No grab rails Shower cubicle tray height: 22cm
Shower controls accessibility	Waist height (roughly)
Basin taps	Cross head
Free space in shower room	A bit tight in places
Toilet transfer space	Difficult

Bedroom 2	
Bed height floor to top of mattress	53 and 49cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

Bedroom 3	
Bed height floor to top of mattress	53 and 56cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

Bathroom	
Bath	Integral hand rails
Shower controls accessibility	Off mixer taps
Basin and bath taps	lever
Free space in bathroom	Spacious
Toilet transfer space	Possible

Additional accommodation across the courtyard	
The Barn	
Entrance door	Steps No. Of steps: 1 Tread height: 17cm Depth: 30cm Threshold height: 22cm Door width: 91cm
Entrance into	hall leading to rest of house

Bedroom 1	
Bed height floor to top of mattress	52cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext
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	51cm (bottom bunk) 1.44cm (top bunk)
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

Bathroom	
Bath	Integral hand rails / wall mounted hand rails
Shower	Grab rails Over bath
Shower controls accessibility	Waist height (roughly)
Basin and bath taps	lever
Free space in bathroom	Spacious
Toilet transfer space	Possible

Outside the property		
Grounds and Gardens		
Lawn	Sloping	
Patio	Level / Paved	
Paths	Sloping/ tarmac	
Exit to Garden	Patio doors	Threshold height: 13cm
Easy accessibility of garden	All areas	

Additional Information		
<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>		
Services to visitors with hearing impairment		
Telephone with	text / voice amplification	
Services to visitors with visual impairment		
Large print information available on request	Property description / directions / booking conditions / property information	

Contact Information		
<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

Created on: 9 December

2008