

Access Statement for Cowries

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 | Level / gravel | |
| Manoeuvrability | not bad | |
| Allocated space | yes | Well marked |
| Distance from entrance door | 10m | |
| Approach to entrance door | Paved / Steps | |
| | No. of steps: 1 | Tread height: 22cm |

Inside the property

Main Entrance & Reception

| | | | | |
|----------------------|--------------------------|------------------------------|-------------------|-------------|
| Entrance door | Step | No. of steps: 1 | Tread height: 7cm | depth: 61cm |
| | Threshold height: 7cm | Door width: 75cm | | |
| Entrance into | Hall | Leading to: rest of property | | |
| Alternative entrance | Threshold height: 16.5cm | Door width: 77cm | | |
| Entrance into | Utility room | Leading to: kitchen | | |

Public Areas - General (Internal)

| | | |
|--------------------------|------------------------|--------------------|
| Contrasting décor | throughout | |
| Flooring | Carpet / tiled / Vinyl | throughout |
| Door widths | 74.5cm | minimum throughout |
| Corridor widths | 1.05m | minimum throughout |
| Any steps on each storey | No | |
| Smoke alarms fitted | Yes | |

| Lounge | |
|----------------------------------|---|
| Upholstered seating | Sofa / fireside chairs |
| Seat heights | 46cm / 40cm |
| Free space between furniture | Spacious |
| TV with remote control (rc) | Teletext / Radio (+rc) / DVD player (+rc) / CD player (+rc) |
| French doors leading into garden | Threshold height: 18.5cm |

| Bedroom 1 | |
|-------------------------------------|------------------------|
| Bed height floor to top of mattress | 61cm |
| Duvets and pillows | Synthetic |
| TV with remote control (rc) | Teletext / Radio (+rc) |
| Free space between furniture | Spacious |
| Can bed(s) be easily moved? | No |

| Bedroom 3 | |
|-------------------------------------|-----------------------|
| Bed height floor to top of mattress | 60cm |
| Duvets and pillows | Synthetic |
| Free space between furniture | A bit tight in places |
| Can bed(s) be easily moved? | Yes |

| Bedroom 5 | |
|-------------------------------------|-----------------------------------|
| Bed height floor to top of mattress | Bottom bunk: 50cm Top bunk: 1.30m |
| Duvets and pillows | Synthetic |
| Free space between furniture | A bit tight in places |
| Can bed(s) be easily moved? | No |

| Bathroom | |
|-------------------------------|-------------------------|
| Bath | no hand rails |
| Shower | no grab rails Over bath |
| Shower controls accessibility | Off Mixer taps |
| Basin and bath taps | Ball shaped |
| Free space in bathroom | a bit tight in places |
| Toilet transfer space | difficult |

| Kitchen | |
|---|--|
| The Kitchen is open plan with the dining area | |
| Worktop, hob and sink heights | 90.5cm respectively |
| Oven | Eye level |
| Oven door | Drop down |
| Sink taps | Lever |
| Free space between units / furniture | Spacious |
| Lighting | Evenly lit / Spot lights / Lights above worktops |
| Fridge / Freezer | Free Standing 8.3cu.ft Capacity (roughly) |
| Freezer / Fridge | Free Standing 3.4cu.ft Capacity (roughly) |
| Radio | Yes |

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

| Utility Room | | | |
|--------------------------------------|--|----------|--------------------|
| Worktop, hob and sink heights | 91cm | | respectively |
| Sink taps | Lever | | |
| Free space between units / furniture | Spacious | | |
| Lighting | Evenly lit | | |
| Equipment | Washing machine, tumble dryer stacked on top | | |
| Fridge / Freezer | Free Standing | 6.8cu.ft | Capacity (roughly) |
| Freezer / Fridge | Free Standing | 1.4cu.ft | Capacity (roughly) |

| W.C | |
|------------------------|------------|
| Basin and bath taps | lever |
| Free space in bathroom | tight |
| Toilet transfer space | impossible |

| Bedroom 4 | |
|-------------------------------------|------------------------------------|
| Bed height floor to top of mattress | bottom bunk: 51cm Top bunk: 1.29cm |
| Duvets and pillows | Synthetic |
| Free space between furniture | A bit tight in places |
| Can bed(s) be easily moved? | No |

| Bathroom | | |
|-------------------------------|---------------------|-----------|
| Bath | Integral hand rails | |
| Shower | no grab rails | Over bath |
| Shower controls accessibility | Head height | |
| Basin and bath taps | Ball shaped | |
| Free space in bathroom | tight | |
| Toilet transfer space | impossible | |

| Sitting room | |
|------------------------------|--|
| Upholstered seating | Sofa / arm chairs / fireside chairs |
| Seat heights | 40cm / 39cm / 40cm |
| Free space between furniture | Spacious |
| TV with remote control (rc) | Teletext / Radio (+rc) / DVD player (+rc) / CD player (+rc) / Video (+rc) |
| Side door into sitting room | Threshold Height: 23cm Door width: 68cm |

| Bedroom 2 | |
|-------------------------------------|-------------|
| Bed height floor to top of mattress | 58cm |
| Duvets and pillows | Synthetic |
| TV with remote control (rc) | Radio (+rc) |
| Free space between furniture | Spacious |
| Can bed(s) be easily moved? | No |

| | | |
|------------------------------|---|------------------------|
| Outside the property | | |
| Grounds and Gardens | | |
| Lawn | Uneven | |
| Patio | Level / Paved | |
| Paths | stepped / paved | |
| | No. of steps:2 Tread Height: 14cm Tread depth: 24cm | |
| Exit to Garden | French doors | Threshold height: 22cm |
| 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: 22 of July

2009

| |
|--|
| |
|--|