

Access Statement for Curlew

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 / Tarmac	
Manoeuvrability	Good	
Allocated space	yes	Well marked
Distance from entrance door		
Approach to entrance door	Concrete / Grass / Level	

Inside the property

Main Entrance & Reception

Entrance door	Steps ¹	No. of steps: 1	Tread height: / depth
		Threshold height: 23cm	Door width: 85cm
Entrance into	Kitchen/dinner/lounge	Leading to rest of property	

Public Areas - General (Internal)

Contrasting décor		throughout except
Flooring	Bamboo	throughout except in bathroom
Door widths	75cm	minimum throughout
Corridor widths	88cm	minimum throughout
Smoke alarms fitted	Yes	

Kitchen

The Kitchen is open plan with the dining area / lounge		
Worktop, hob and sink heights	90cm	respectively
Oven	Under worktop	
Oven door	Drop down	
Sink taps	Lever	
Free space between units / furniture	Spacious	
Lighting	Spot lights	
Fridge	Free Standing	Capacity: 6.6cu.ft
Freezer	Free Standing	Capacity: 1.3cu.ft

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

Lounge area	
The Lounge is open plan with the kitchen / dining room	
Upholstered seating	Sofa / fireside chairs
Seat heights	44cm / 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)

Bedroom 1	
Bed height floor to top of mattress 52cm	
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext / Cassette player (+rc)
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	52cm bottom bunk and 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	no hand rails
Shower	no grab rails Over bath
Shower controls accessibility	waist height (roughly)
Basin and bath taps	lever
Free space in bathroom	a bit tight in places
Toilet transfer space	difficult

Outside the property		
Grounds and Gardens		
Lawn	Level	
Patio	Level / Paved	
Exit to Garden	Front door	Threshold height: 23cm
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 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:

2008