

Fiddlers Green

Access Statement Fiddlers Green

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 author's opinion and such matters as measurements cannot be relied on to be accurate to within 3 centimetres 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 on road - slight slope - tarmac with grass verge

Manoeuvrability - Good

Allocated space yes - well marked - at rear of sight

Distance from entrance door - on road parking a few feet from entrance -

allocated space - several yards from entrance level area with an incline

Approach to entrance door - tarmac slight slope

Inside the property

Main Entrance

Entrance door - No. of steps -1 - Tread height 30 cms - Door width 70 cms

Entrance into kitchen lobby area - Leading to kitchen and sitting room

Public Areas - General (Internal)

Contrasting décor throughout

Flooring tiled / wood laminate / vinyl - throughout

Door widths minimum 73 cms throughout

Corridor widths 82 minimum throughout

Any steps on each storey - no

Good natural day light in all rooms

Smoke alarms fitted

Stair flight

First stair - right angle turn with half landing

No. treads 13

Treads - bottom step - right angle half landing - width 63cms / depth 81cms /

Height 17cm

All other steps width 69cms / tread depth 24cms / tread height 19.5cms

NB open treads

Handrail one side

Lounge

The Lounge is open plan with the dining area / stairs

Upholstered seating - 2 Sofas (extra folding chair stored in wardrobe up stairs)

Seat heights 44cms

Free space between furniture - fairly spacious

TV with remote control (rc) and free view

DVD player (+rc)

Dining area

Table legs - gate leg - folding

Chairs - Moveable - folding

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Free space between walls / furniture a bit tight in places
NB dining table can be pulled out for more room

Kitchen

Worktop, hob and sink heights respectively - 90cms
Oven under worktop - Oven door drop down
Sink taps Lever
Free space between units - fairly spacious
Lighting - Evenly lit / Spot lights / Lights above worktops
Fridge - Eye level
Capacity 145 L (roughly)
Freezer - Under fridge Capacity 70L(roughly)

Bedroom 1

Bed height floor to top of mattress - 50cms
Duvets and pillows - Synthetic
Free space between furniture - A bit tight in places
Can bed be easily moved? - Yes

Bedroom 2

Bed height floor to top of mattress - 46cms
Duvets and pillows - Synthetic
Free space between furniture - Tight-ish
Can bed(s) be easily moved? - Yes

Bathroom

Bath - no handrails - integral shower - no grab rails
Shower controls accessibility - Head height (roughly)
Basin and bath taps - lever
Free space in bathroom a bit tight in places but adequate
Toilet transfer space - when seated - wall on right - space in front and to left

Outside the property

Grounds and Gardens
Front lawn - slight slope
Rear terrace - level decking - spacious - patio dining table and chairs
Exit to terrace - Patio doors
Threshold height 7cms
Easy accessibility to terrace

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. There is no telephone in the property

No Services to visitors with hearing impairment

Services to visitors with visual impairment

Large print information available on request Property description / directions / booking conditions / property information

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 - A stair safety gate

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We welcome your feedback to help us continuously improve. If you have any comments on this access statement please contact the Property Manager at Cornish Horizons

NB - In the owner's opinion, this property is not suitable for anyone dependant on a wheel chair or with a marked disability that effects their lower limbs.

Created Jan 2009