

## Access Statement for Harbour Cottage

### 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	Street
Parking area /drive	sloping / tarmac
Manoeuvrability	not bad
Allocated space	yes Well marked
Distance from entrance door	8m
Approach to entrance door	Crazy paving / Level
	No. of steps:2 Tread height: 11.5cm- 13cm / depth: 40cm

### Inside the property

#### Main Entrance & Reception

Entrance door	Steps No.of steps1 Tread height: 15.5cm depth: 43.5cm
	Threshold height: 10cm Door width: 77cm
Entrance into	Open plan kitchen/ diner Leading to rest of property
Alternative entrance	Steps: 2 Tread height: 10-13cm depth: 29-30cm
	Threshold height Door width
Entrance into	Leading to

#### Public Areas - General (Internal)

Contrasting décor	Yes throughout
Flooring	Carpet / wood throughout except vinyl in bathroom
Door widths	75cm minimum throughout except
Corridor widths	minimum throughout except
Any steps on each storey	No
Smoke alarms fitted	Yes

#### Hall

Stair flight	right angle turn without half landing
	No.treads:14 Tread height: 14-18cm Tread depth: 24cm
	Handrail one side

#### Cloakroom

Basin and bath taps	Ball shaped
Free space in bathroom	tight
Toilet transfer space	impossible

<b>Lounge</b>	
The Lounge is open plan with the kitchen / dining room	
Upholstered seating	Sofa
Seat heights	42cm - 47cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / Cassette player (+rc) / Radio (+rc) / DVD player (+rc) / CD player (+rc) / Video (+rc)

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

<b>Kitchen</b>	
The Kitchen is open plan with the dining room / lounge	
Worktop, hob and sink heights	91cm <span style="float: right;">respectively</span>
Oven	Under worktop
Oven door	Drop down
Sink taps	Lever
Free space between units / furniture	Spacious
Lighting	Spot lights / Lights above worktops
Fridge	Integral 8.3cu.ft <span style="float: right;">Capacity (roughly)</span>
Freezer	Integral 4.cu.ft <span style="float: right;">Capacity (roughly)</span>

<b>First Floor</b>
--------------------

<b>Bathroom</b>	
Bath	Integral hand rails
Shower	no grab rails <span style="float: right;">Over bath</span>
Shower controls accessibility	Head height
Basin and bath taps	Ball shaped
Free space in bathroom	Spacious
Toilet transfer space	Possible

<b>Bedroom 1</b>	
Bed height floor to top of mattress	53cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Radio
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

<b>Bedroom 2</b>	
Bed height floor to top of mattress	54cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Radio
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

<b>Bedroom 3</b>	
Bed height floor to top of mattress	Bottom bunk 45cm top bunk 1.51cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext / Cassette player (+rc) / DVD player (+rc)
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

<b>Outside the property</b>		
<b>Grounds and Gardens</b>		
Lawn	Level	
Patio	Level / Crazy Paved	
Paths	Level / crazy paved	
Exit to Garden	back door	Threshold height: 10cm
Easy accessibility of garden	some areas	

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

<b>Contact Information</b>		
<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 access statement please contact the Property Manager at Cornish Horizons**

**Created on: 28th of November 2009**

--