

Access Statement for Kalundu

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	Rough track	
Parking area /drive	Sloping / tarmac	
Manoeuvrability	Good	
Allocated space	yes	Well marked
Distance from entrance door	7m	
Approach to entrance door	Paved / Level	

Inside the property

Main Entrance & Reception

Entrance door	Threshold height: 16.5cm	Door width: 81cm
Entrance into	Reception	Leading to rest of property

Public Areas - General (Internal)

Contrasting décor		throughout
Flooring	Carpet	throughout except Vinal in utliity and kitchen
Door widths	74cm	minimum throughout except
Corridor widths	1.08m	minimum throughout except
Smoke alarms fitted	Yes	

Hall

Shower room

Shower	No grab rails	Shower cubicle tray height: 20cm
Shower controls accessibility	Waist height (roughly)	
Basin and bath taps	Ball shaped	
Free space in shower room	A bit tight in places	
Toilet transfer space	Impossible	

Utility room	
Worktop heights	91cm respectively
Sink taps	Ball shaped
Free space between units / furniture	Spacious
Lighting	Evenly lit

Kitchen		
Worktop, hob and sink heights	91cm respectively	
Oven	Under worktop	
Oven door	Drop down	
Sink taps	Ball shaped	
Free space between units / furniture	Spacious	
Lighting	Evenly lit	
Fridge	Free Standing	13.8cu.ft Capacity
Freezer	Free Standing	10.6cu.ft Capacity

Dining room	
Table legs	Round table set back table legs
Chairs / bench	Moveable / padded seat
Free space between walls / furniture	Spacious

Lounge	
Upholstered seating	Sofas
Seat heights	40cm
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	60cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

En Suite Bathroom		
Bath	Integral hand rails	
Shower	No grab rails	Shower cubicle tray height: 18cm
Shower controls accessibility	Chest height	
Basin and bath taps	Ball shaped	
Free space in bathroom	Spacious	
Toilet transfer space	Possible	

Bedroom 2	
Bed height floor to top of mattress	60cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

En Suite Bathroom	
Bath	Integral hand rails
Basin and bath taps	Ball shaped
Free space in bathroom	Spacious
Toilet transfer space	Possible

Bedroom 3	
Bed height floor to top of mattress	60cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

En Suite Bathroom	
Bath	Integral hand rails
Basin and bath taps	Ball shaped
Free space in bathroom	Spacious
Toilet transfer space	Possible

Bedroom 4	
Bed height floor to top of mattress	60cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

En Suite Bathroom		
Bath	Integral hand rails	
Shower	No grab rails	Shower cubicle tray height: 18.5cm
Shower controls accessibility	Chest height	
Basin and bath taps	Ball shaped	
Free space in bathroom	Spacious	
Toilet transfer space	Possible	

Outside the property		
Grounds and Gardens		
Lawn	Uneven	
Patio	Level / Paved	
Exit to Garden	Patio doors	Threshold height: 31.5cm
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		
<p>We are planning to provide...</p> <p>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</p> <p>Created on: 17/1 /09 amended 23/2/2010</p>		