

Access Statement for Little Dolphins

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	Level / tarmac / paved	
Manoeuvrability	Good	
Allocated space	yes	Well marked
Distance from entrance door	13cm	
Approach to entrance door	Paved / Stepped path	
	No. of steps: 13	Tread height: 11-23cm / depth: 30-35cm handrails in parts

Inside the property

Main Entrance & Reception

Entrance door	Threshold height: 8cm	Door width: 78cm
Entrance into	Hall	Leading to rest of property

Public Areas - General (Internal)

Contrasting décor	Throughout	
Flooring	Carpet / tiled	throughout except Vinal in kitchen
Door widths	72cm	minimum throughout except 64cm in cloakroom
Corridor widths	82cm	minimum throughout except
Smoke alarms fitted	Yes	

Hall	Leading to sitting / dining area
-------------	----------------------------------

Kitchen / Dinner

Kitchen

The Kitchen is open plan with the dining area		
Worktop, hob and sink heights	90.5cm	respectively
Oven	Under worktop	
Oven door	Drop down	
Sink taps	Lever	
Free space between units / furniture	A bit tight in places	
Lighting	Spot lights / Lights above worktops	
Fridge including ice box	Under worktop	Capacity: 6.5cu.ft
Dining area is open plan with the kitchen		
Table legs	In the middle	
Chairs	Moveable stools	
Free space between walls / furniture A bit tight in places		

Cloakroom	
Basin taps	Ball shaped
Free space in cloakroom	Tight
Toilet transfer space	Impossible

Lounge / Diner	
Lounge area	
The Lounge is open plan with the dining area	
Upholstered seating	Sofa / arm chairs
Seat heights	40cm / 42cm
Free space between furniture	A bit tight in places
TV with remote control (rc)	Teletext / Video (+rc)
Dining area	
The Dining room is open plan with the lounge	
Table legs	On each corner
Chairs / bench	Moveable
Free space between walls / furniture	A bit tight in places

Stair flight	Curved
	No. Treads: 12 Tread height: 21-23cm Tread depth: 25cm
	Handrail one side

Bedroom 1	
Bed height floor to top of mattress	51cm
Duvets and pillows	Synthetic
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	Single bed: 47cm Bottom bunk: 50cm Top bunk: 1.27m
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	Over bath
Shower controls accessibility	Waist height (roughly)
Basin and bath taps	Ball shaped
Free space in bathroom	A bit tight in places
Toilet transfer space	Impossible

Outside the property		
Grounds and Gardens		
Patio	Level / Paved	
Exit to Garden	French doors	Threshold height: 18.5cm
Easy accessibility of garden	Some 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: 11th of December

2008