

## Access Statement for Lowena

### 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	Cul de sac off the road
Parking area /drive	Slightly sloping tarmac
Manoeuvrability	not bad
Allocated space	2 to 3 private drive (3rd parking space in front of garden)
Distance from entrance door	Adjacent
Approach to entrance door	Slightly sloping Tarmac / entrance beneath roof cover

### Inside the property

#### Main Entrance & Reception

Entrance door	Threshold height:22cm Door width:76cm
Entrance into	lounge on left, kitchen on right, stairs to 1st floor
Alternative entrance	Threshold height:22cm Door width:85cm
Entrance into	conservatory leading into the kitchen, garden on the right

#### Public Areas - General (Internal)

Contrasting décor	neutral décor throughout except
Flooring	Carpet / tiled throughout except
Door widths	minimum: 68cm (into downstairs en suite shower room)
Corridor widths	minimum:78cm (downstairs corridor)
Any steps on each storey	No
Smoke alarms fitted	2

#### Hall

Stair flight	Straight
	No. treads:14 Tread height: 16cm Tread depth:24cm
	Handrail on right side only

#### Dining room

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

<b>Lounge</b>	
The Lounge is open plan with the dining room	
Upholstered seating	1x3 seater Sofa / 1x 2 seater sofa / 1x arm chairs
Seat heights	42cm / 42cm / 40cm
Free space between furniture	Spacious
TV with remote control (rc)	Freeview / DVD player (+rc) /Mini - Hifi system inc CD player (+rc)

<b>Kitchen</b>	
Worktop, hob and sink heights	93cm <span style="float: right;">respectively</span>
Oven	Under worktop
Oven door	Drop down
Sink taps	Lever
Free space between units / furniture	Spacious
Lighting	Evenly lit / Spot lights / oven light in extactor hood
Slimline Dishwasher	indesit - instructions in file
Fridge	larder fridge with ice box (+ freezer space) above
Washing machine	indesit - instructions in file located in garage
Freezer	located in garage (owner use only)

<b>Bedroom 1 (Downstairs: king Bed)</b>	
Bed height floor to top of mattress	62cm
King size duvet	Duck feather and down
Duvets and pillows	2xpolyester mic, 2xpolyester hollowfiber with 100% cotton
Free space between furniture	Tight
Can bed(s) be easily moved?	No

<b>En Suite Shower Room (Downstairs)</b>	
Shower	no grab rails <span style="float: right;">Shower cubicle tray height: 22cm</span>
Shower controls accessibility	chest height
Basin and bath taps	cross head
Free space in bathroom	tight
Toilet transfer space	impossible

<b>Bedroom 2 (master bedroom - upstairs king bed)</b>	
Bed height floor to top of mattress	62cm
Kind size duvets	duck feather and down
pillows	2xpolyester mic, 2xpolyester hollowfiber with 100% cotton
TV with remote control (rc)	Freeview / DVD player (+rc)
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

<b>Bedroom 2 (upstairs - Twin Beds)</b>	
Bed height floor to top of mattress	62cm
Kind size duvets	duck feather and down
pillows	2xpolyester mic, 2xpolyester hollowfiber with 100% cotton
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

<b>Bathroom</b>		
Bath	no hand rails	
Shower	no grab rails	Shower cubicle tray height: over bath
Shower controls accessibility	chest height	
Basin and bath taps	cross head	
Free space in bathroom	Spacious	
Toilet transfer space	Possible	

<b>Outside the property</b>		
<b>Grounds and Gardens</b>		
Lawn	Level	
Patio	Level / Paved	
Paths	None	
Exit to Garden	Patio doors	Threshold height:22cm
Easy accessibility of garden	from conservatory	

<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>		
Telephone with	incoming calls only	
<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**

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