

Access Statement for Maltsters Studio

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 | Country lane | |
| Parking area /drive | Level / tarmac | |
| Manoeuvrability | Not bad | |
| Allocated space | Yes | Well marked |
| Distance from entrance door | 1m | |
| Approach to entrance door | Tarmac / Level | |

Inside the property

Main Entrance & Reception

| | | | |
|---------------|------------------|-----------------------------|--------------------|
| Entrance door | Steps | No. of steps: 1 | Tread height: 20cm |
| | Threshold height | Door width: 84cm | |
| Entrance into | lounge / Kitchen | Leading to rest of property | |

Public Areas - General (Internal)

| | | | |
|--------------------------|------------|---------------------------|------------|
| Contrasting décor | Throughout | | |
| Flooring | Slate | tiles | throughout |
| Door widths | 68cm | minimum throughout except | |
| Corridor widths | None | minimum throughout except | |
| Any steps on each storey | No | | |
| Smoke alarms fitted | Yes | | |

| Lounge area | | |
|--|--|--|
| The Lounge is open plan with the kitchen / dining room | | |
| Upholstered seating | Sofa | |
| Seat heights | 50cm | |
| TV with remote control (rc) | Teletext / Cassette player (+rc) / Radio (+rc) / DVD player (+rc) / CD player (+rc) | |

| Dining area | | |
|--|-----------------------|--|
| The Dining room is open plan with the kitchen / lounge | | |
| Table legs | On each corner | |
| Chairs / bench | Moveable | |
| Free space between walls / furniture | A bit tight in places | |

| Kitchen area | | |
|--|--|--------------------|
| The Kitchen is open plan with the dining room / lounge | | |
| Worktop, hob and sink heights | 90cm | respectively |
| Oven | Free standing | |
| Oven door | Side opening | |
| Sink taps | Lever | |
| Free space between units / furniture | A bit tight in places | |
| Lighting | Evenly lit / Spot lights / Lights above worktops | |
| Fridge | Eye level | Capacity (roughly) |
| Freezer | Under worktop | Capacity (roughly) |

| Bedroom 1 | | |
|-------------------------------------|-----------------------|--|
| Bed height floor to top of mattress | 61cm | |
| Duvets and pillows | Synthetic / Feather | |
| Free space between furniture | A bit tight in places | |
| Can bed(s) be easily moved? | Yes | |

| Shower room | | |
|-------------------------------|------------------------|----------------------------------|
| Shower | No grab rails | Shower cubicle tray height: 18cm |
| Shower controls accessibility | Waist height (roughly) | |
| Basin and bath taps | Cross head | |
| Free space in bathroom | Tight | |
| Toilet transfer space | Difficult / impossible | |

| | | |
|------------------------------|---------------------------|------------------|
| Outside the property | | |
| Grounds and Gardens | | |
| Lawn | Level | |
| Patio | Level / Paved / Decking | |
| Paths | Stepped / paved / decking | |
| Exit to Garden | Patio doors / back door | Threshold height |
| 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 hearing impairment | | |
| Telephone with | text | |
| 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

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