

Access Statement for Minnows

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	Sloping / paved	
Manoeuvrability	Good	
Allocated space	yes	Well marked
Distance from entrance door	1.5m	
Approach to entrance door	Paved / Sloping	

Inside the property

Main Entrance & Reception

Entrance door	Threshold height: 4cm	Door width: 78cm
Entrance into	Hall	Leading to rest of property

Public Areas - General (Internal)

Contrasting décor	throughout	
Flooring	Carpet / tiled / laminate throughout	
Door widths	82cm	minimum throughout
Corridor widths	95cm	minimum throughout
Smoke alarms fitted	Yes	

Bedroom 1

Bed height floor to top of mattress	63cm
Duvets and pillows	Synthetic
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

Bathroom

Bath	No hand rails	
Shower	No grab rails	Shower cubicle tray height: 25cm
Shower controls accessibility	Waist height (roughly)	
Basin and bath taps	lever	
Free space in bathroom	Spacious	
Toilet transfer space	Possible	

Kitchen		
Worktop, hob and sink heights	94cm	respectively
Oven	Under worktop	
Oven door	Drop down	
Sink taps	Lever	
Free space between units / furniture	Spacious	
Lighting	Spot lights / Lights above worktops	
Fridge / freezer	Free Standing	Capacity: 12.4cu.ft
Freezer compartment	Free Standing	Capacity: 2.4cu.ft

Lounge		
The Lounge is open plan with the dining area		
Upholstered seating	Sofa / bean bag	
Seat heights	47cm / 37cm	
Free space between furniture	Spacious	
TV with remote control (rc)	Teletext / DVD player (+rc)	

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

Stair flight	Straight		
	No. Treads: 13	Tread height: 19cm	Tread depth: 24.5cm
	Handrail one side		

Bedroom 2		
Bed height floor to top of mattress	63.5cm	
Duvets and pillows	Synthetic	
Free space between furniture	A bit tight in places	
Can bed(s) be easily moved?	No	

En Suite Bathroom		
Bath	No hand rails	
Shower	Over bath	
Shower controls accessibility	Off mixer taps	
Basin and bath taps	lever	
Free space in bathroom	A bit tight in places	
Toilet transfer space	Possible	

Bedroom 3		
Bed height floor to top of mattress	63.5cm	
Duvets and pillows	Synthetic	
TV with remote control (rc)	Teletext / Playstation 2	
Free space between furniture	Spacious	
Can bed(s) be easily moved?	Yes	

Outside the property	
Grounds and Gardens	
Patio	Level / Decking
Paths	Level / gravel
Exit to Garden	French doors Threshold height: 10cm
Step onto decking	Steps: 1 Height: 16cm Depth: 37cm
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	
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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