

## Access Statement for 12 New Street, Padstow

### Introduction

The property details provide you with details of on which floor the rooms will be found, how many

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 it is always advisable to make your specific needs known to Cornish Horizons.

### 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 on request

### Arrival & Car Parking Facilities

Approach	Street
Parking area /drive	No parking is available for the property There is a public car park (paying) about 5 minutes walk away Street parking (free) is normally available fairly close by
Unloading	Cars can stop for unloading in a layby opposite the property The road is sloping and quite busy

### Inside the property

#### Main Entrance & Reception

Entrance door	2 steps up, tread height 20 cm Door width 78 cm
Entrance into hall	Leading to sitting room, stairs up, shower room, and kitchen/diner

#### Public Areas - General (Internal)

Flooring	Vinyl - hall, kitchen/diner, shower room, bathroom Carpets - ground floor sitting room, main stairs, all bedrooms, attic
Door widths	Normally 70 cm but kitchen 63 cm and upstairs lavatory 51 cm
Corridor widths	Normally 70 cm but access to front bedrooms and to attic 64 cm
Any steps on each storey	See below
Smoke alarms fitted	2 x ground floor, first and attic floors

#### Ground floor sitting room

Upholstered seating	2 x sofas (including sofa bed), 1 x upright chair
Free space between furniture	Spacious
TV with remote control (rc)	Flat screen

#### Ground floor shower room

Shower	Spacious shower cubicle, entrance height 12 cm, no grab rails
Shower controls accessibility	Waist height (roughly), bar
Basin taps	Lever
Lavatory transfer space	Possible
Free space in shower room	Reasonably spacious

#### Kitchen

The Kitchen is open plan with the dining room	
Worktop, hob and sink heights	91.5 cm
Oven	Under worktop

Oven door	Drop down	
Sink taps	Lever (includes filter tap)	
Lighting	Downlights	
Fridge	Eye level	Capacity (roughly)
Freezer	Eye level	Capacity (roughly)
<b>Dining room</b>		
The Dining room is open plan with the kitchen and study		
Table legs	On each corner	
Chairs	6 x moveable chairs, 2 x moveable stools, none with arms	
Space between walls/furniture	A bit tight in places	
<b>Stairs</b>		
Stair flight	Straight, 13 steps, tread height 19 cm	
	Half landing, 180 degree turn, 4 steps, tread height 15 cm	
	Handrail one side	
<b>Bedroom 1</b>		
Bed height floor to top of mattress	60 cm	
Duvets and pillows	Synthetic	
Free space between furniture	Spacious	
Can bed(s) be easily moved?	Yes	
<b>Bedroom 2</b>		
Bed height floor to top of mattress	60 cm	
Duvets and pillows	Synthetic	
Free space between furniture	Spacious	
Can bed(s) be easily moved?	Yes	
<b>Bedroom 3</b>		
Bed height floor to top of mattress	50 cm lower bunk, 128 cm top bunk	
Duvets and pillows	Synthetic	
Free space between furniture	A bit tight in places	
Can bed(s) be easily moved?	No	
<b>Bedroom 4</b>		
Bed height floor to top of mattress	50 cm lower bunk, 128 cm top bunk	
Duvets and pillows	Synthetic	
Free space between furniture	A bit tight in places	
Can bed(s) be easily moved?	No	
<b>Bathroom</b>		
Bath	No hand rails	
Basin and bath taps	Cross head	
Free space in bathroom	A bit tight in places	
<b>Separate lavatory</b>		
Lavatory transfer space	Difficult	
<b>Access to attic</b>		
Stair flight	2 right angle turns, 13 steps, tread height 20 cm Handrails both sides, width 63 cm	
<b>Attic sitting room</b>		
Upholstered seating	2 x sofas	
Free space between furniture	Spacious	Ceiling height low in places

TV with remote control	DVD player (+ rc), video player (manual control)
------------------------	--

**Outside the property****Grounds and Gardens**

Patio	Level / Paved
-------	---------------

Exit to patio	Patio doors / 11 steps up, tread height 15 cm
---------------	---

**Additional Information**

Mobile telephone reception in some parts of Cornwall is patchy (but Padstow is normally OK) 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. There is no telephone in the property.

**Services to visitors with hearing impairment**

None

**Services to visitors with visual impairment**

Large print information available on request

[Property description / directions / booking conditions / property information](#)

**Contact Information**

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](mailto:cottages@cornishhorizons.co.uk)

Website: [www.cornishhorizons.co.uk](http://www.cornishhorizons.co.uk)

**Future Plans**

We are planning to provide...

**We welcome your feedback to help us continuously improve. If you have any comments on**

**Created on:**

**November 2009**

--