

Access Statement for Pentyre 1

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
Manoeuvrability	not bad
Allocated space	yes Well marked
Distance from entrance door	28m then 5 steps further 2m
Approach to entrance door	Concrete
	No. of steps 5 then pathway then further 6 steps
	Tread height: 16cm/ depth: 33cm

Inside the property

Main Entrance & Reception

Entrance door	Steps	No. of steps: 1	Tread height: 16cm / depth: 43cm
			Threshold height: 17cm
			Door width: Patio doors both open 132cm
			Front door: 95cm

Public Areas - General (Internal)

Contrasting décor	Yes
Flooring	Carpet / laminate
Door widths	87cm-92cm
Corridor widths	100cm
Any steps on each storey	No
Smoke alarms fitted	Yes

Dining room

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

Lounge

The Lounge is open plan with the dining room

Upholstered seating	Sofa
Seat heights	41cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / Radio (+rc) / DVD player (+rc) / CD player (+rc) / Video (+rc)/ Freeview

Kitchen

Worktop, hob and sink heights	92cm	respectively
Oven	Under worktop	
Oven door	Side opening	
Sink taps	Lever	
Free space between units / furniture	A bit tight in places	
Lighting	Evenly lit	
Fridge / Freezer Combi		

Bedroom 1

Bed height floor to top of mattress	53cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext / Freeview
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	Yes

En Suite Shower room

Shower	no grab rails	Shower cubicle tray height: 144cm
Shower controls accessibility	waist height (roughly)	
Basin taps	Ball shaped	
Free space in shower room	a bit tight in places	
Toilet transfer space	difficult	

Bedroom 2

Bed height floor to top of mattress	64cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext /Freeview
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

En Suite Shower room

Shower	no grab rails	Shower cubicle tray height: 152cm
Shower controls accessibility	waist height (roughly)	
Basin taps	Ball shaped	
Free space in shower room	a bit tight in places	
Toilet transfer space	difficult	

Outside the property**Grounds and Gardens**

Lawn	Sloping
Patio / Decking	Level
Paths	sloping
Exit to Garden	French Door / Front Door
Easy accessibility of garden	all areas

Additional Information

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.

No Telephone at property

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

Website: 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 this access statement please contact the Property Manager at Cornish Horizons

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