

Access Statement for Pentyre House 4

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 | Tarmac / Sloping |
| | No. of steps 11 Tread height / depth |

Inside the property

Main Entrance & Reception

| | | |
|---------------|------------------------|-----------------------------|
| Entrance door | Threshold height: 17cm | Door width |
| Entrance into | Hallway | Leading to rest of property |

Public Areas - General (Internal)

| | |
|--------------------------|-------------------------------------|
| Contrasting décor | Lemon |
| Flooring | Carpet / Laminate |
| Door widths | 86cm front door / 76cm bedroom door |
| Corridor widths | 135cm |
| 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 / arm chairs

Seat heights 41cm 41cm

Free space between furniture a bit tight in places

TV with remote control (rc) Teletext / Freeview / DVD player

Kitchen

Worktop, hob and sink heights 90cm 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 Eye level / Under worktop Capacity (roughly)

Bedroom 1

Bed height floor to top of mattress 53cm

Duvets and pillows Synthetic / Feather

TV with remote control (rc) Teletext / DVD player (+rc)/ Freeview

Free space between furniture Spacious

Can bed(s) be easily moved? Yes

En Suite Shower

Shower no grab rails Shower cubicle tray height

Shower controls accessibility chest height

Basin and bath taps Ball shaped

Free space in bathroom a bit tight in places

Toilet transfer space difficult

| | |
|------------------------------|-------------------------------|
| Outside the property | |
| Grounds and Gardens | |
| Lawn | Sloping |
| Decking | Level |
| Paths | Sloping |
| Easy accessibility of garden | None / some areas / 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> <p>No Telephone in Property</p> <p>Services to visitors with visual impairment</p> | |
| Large print information available on request | Property description / directions / booking conditions / property information |

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| 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 access statement please contact the Property Manager at Cornish Horizons

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2009

