

“PINE HAVEN” – ACCESS STATEMENT

Introduction

Our self catering two-storey detached house is constructed of wood and is on a prestigious development site containing similar wood houses.

Pre-Arrival

- * We are booked through a letting agency, Cornish Horizons, and bookings/enquiries can be made via phone, email or fax (see below).
- * We can provide information in large print on request

Arrival & Car Parking Facilities

- * The property is part of the Rosehill Development, which is in the village of Little Petherick, between Wadebridge (5 miles) and Padstow (2 miles).
- * The property has its own car park (gravel) at the front of the house, sufficient for two cars. This car park is flat and even and is 9 metres from the entrance to the house.

Entrance

- * The entrance door is at the left side of the house, via flagstones, then a short decking path (minimum width: 90 cms) There is a handrail on the left side of this path. A short section of the decking path has a very gentle ramp to avoid a step at the door.
- * The door is 82 cms wide and is hinged on its left side. It leads into an open plan kitchen/dining/living area.

Interior – General

- * Other than the kitchen area, on both floors of the house the walls and skirting are of natural pine, and so non-contrasting. The flooring is a pine-coloured laminate and therefore also non-contrasting with the walls.
- * There is a smoke alarm fitted on both floors of the house (in open plan living area).

Ground floor – kitchen area

- * Open plan with dining room and living room.
- * Flooring is grey slate tiles and so good contrast with cupboards (pine laminate) and other surfaces
- * Evenly lit kitchen with spotlights above work surfaces where required
- * At least 2 metres free space between all furniture and worktops.
- * Worktop height 90 cms.
- * Hob is gas and 90 cms high.
- * Sink is 90 cms high with cupboards underneath.
- * Oven doors are drop down, height of lowest shelf is 35cms.
- * Fridge with small freezer box available. Highest shelf in fridge 40 cms from floor. Freezer box 60 cms from floor.

Ground floor – dining area

- * Open plan with kitchen and living area
- * Square table with legs on each corner, 65cms underspace
- * Free space between table and walls is at least 40 cms all around
- * Chairs (moveable) – 2 wooden chairs with arms, 6 without

Ground floor – living area

- * 2 sofas. Both red, so fair contrast with pine-coloured laminate flooring
- * Teletext TV provided with remote control. Also DVD player/recorder

Ground floor - bathroom

- * Door width 82cms
- * Flooring is pine laminate and so there is no great colour contrast between the floor and the pine walls
- * Free space in bathroom = 1.6 metres x 1.5 metres
- * Bath has mixer taps with flexible shower head
- * No handrail on bath
- * Bath height 55 cms
- * Toilet seat height 43cms
- * Space in front 1 metre
- * Space to left 50 cms
- * Space to right 60 cm

Ground floor – bedroom 1

- * Door width 82cms
- * Double bed provided – 137cms (4'6")
- * Bed height 61cms from floor to top of mattress
- * Non-feather duvets and pillows provided
- * Largest transfer space available to right of bed is 1.8 metres, largest transfer space to left of bed is 0.5 metres

Ground floor – bedroom 2

- * Door width 82cms
- * Two single beds provided – 91cms (3')
- * Bed height 61 cms from floor to top of mattress
- * Non-feather duvets and pillows provided
- * Largest transfer space available for bed 1 is 94cms, largest transfer space available for bed 2 is 94cms.

First floor – living area

- * 2 sofas. Both dark blue, so good contrast with pine-coloured laminate flooring.

First floor – bedroom

- * Door width 82cms
- * Double bed provided – 137cms (4'6")
- * Bed height 61cms from floor to top of mattress
- * Non-feather duvets and pillows provided
- * Largest transfer space available to right of bed is 1.3 metres, largest transfer space to left of bed is 1.3 metres

First floor bathroom & WC (ensuite)

- * Door width 82cms
- * Flooring is pine laminate and so there is no great colour contrast between the floor and the pine walls
- * Free space in bathroom = 1.6 metres x 1.5 metres
- * Shower cubicle. No handrail.
- * Toilet seat height 45cms
- * Space in front 70cms
- * Space to left 50 cms
- * Space to right 50 cms

Garden

- * Small grassed garden (hedged & fenced)

Additional Information

- * Information folder provided. Compiled in size 14 font
- * Folder containing manufacturer's instruction booklets for all appliances
- * Variable mobile phone reception, depending on provider
- * The flat is no smoking
- * Pets not allowed

Contact Information

Letting agency contact details:

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**We welcome your feedback to help us continuously improve.
If you have any comments please contact letting agency,
Cornish Horizons – tel: 01841 533 331**

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