

Access Statement for Primrose House

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	sloping / paved	
Manoeuvrability	Good	
Allocated space	yes	Well marked
Distance from entrance door	11m	
Approach to entrance door	Paved / Stepped path	
	No. of steps: 7	Tread height: ranging from 7.5cm to 18.5cm
	Depth: ranging from 24.5cm to 60cm	

Inside the property

Main Entrance & Reception

Entrance door	Step	No. of steps: 1	Tread height: 13cm	depth: 32cm
	Threshold height: 5.5cm	Door width: 88.5cm		
Entrance into	Lounge/dinner	Leading to rest of property		
Distance from alternative entrance	level, 15m from drop off point			
Alternative entrance	Steps	No. of steps: 2	Tread height: from 4-18cm	
	Depth: from 30-39cm			
	Threshold height: 7cm	Door width: 1.03m		
Entrance into	Porch	Leading to rest of property		

Public Areas - General (Internal)

Contrasting décor	Throughout		
Flooring	Carpet	throughout except vinal in kitchen	
Door widths	73cm	minimum throughout except 65cm en suite bathroom	
Corridor widths	85cm	minimum throughout except	
Any steps on each storey	2 into kitchen height: 19.5cm Depth: 74cm		
Smoke alarms fitted	Yes		

Hall

Stair flight	Right angle turn without half landing
	No. Treads: 13 Tread height: 20cm Tread depth: 24cm
	Handrail one side

Lounge

The Lounge is open plan with the dining room	
Upholstered seating	Sofa / arm chairs
Seat heights	40-41cm / 40-42cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / Cassette player (+rc) / Radio (+rc)
	/ DVD player (+rc) / CD player (+rc) / Video (+rc)

Dining area

The Dining area is open plan with the lounge	
Table legs	On each corner
Chairs / bench	Moveable
Free space between walls/furniture	A bit tight in places

Lobby**Bedroom 2**

Bed height floor to top of mattress	47cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

En Suite Shower room

Shower	No grab rails	Shower cubicle tray height: 32cm
Shower controls accessibility	Waist height (roughly)	
Basin taps	Ball shaped	
Free space in shower room	Tight	
Toilet transfer space	Impossible	

Porch**Kitchen**

Worktop, hob and sink heights	91cm	respectively
Oven	Under worktop	
Oven door	Drop down	
Sink taps	Lever	
Free space between units/furniture	Spacious	
Lighting	Spot lights	
Fridge	Under worktop	Capacity: 4.5 cu.ft
Freezer	Free standing	Capacity: 3.9 cu.ft

Bedroom 1	
Bed height floor to top of mattress	55cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

En Suite Bathroom	
Bath	Integral hand rails
Shower	No grab rails Over bath
Shower controls accessibility	Off mixer taps
Basin and bath taps	Ball shaped
Free space in bathroom	A bit tight in places
Toilet transfer space	Difficult

Bedroom 3	
Bed height floor to top of mattress	48cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

Bedroom 4	
Bed height floor to top of mattress	49.5cm - bottom bunk 1.29m - top bunk
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

Bathroom	
Bath	Integral hand rails
Shower	No grab rails Shower cubicle tray height: 30.5cm
Shower controls accessibility	Chest height
Basin and bath taps	Ball shaped
Free space in bathroom	A bit tight in places
Toilet transfer space	Impossible

Outside the property		
Grounds and Gardens		
Patio	Level / Paved	
Paths	Level / stepped / paved	
Exit to Garden	Front door	Threshold height: 5.5cm
Easy accessibility of garden	Some 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		
Telephone with	text / voice amplification	
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 access statement please contact the Property Manager at Cornish Horizons

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