

**ACCESS STATEMENT ; Quies St Merryn**

**Introduction;**

Quies is a bungalow on level ground within easy walking distance ,to all village amenities.

**Pre- Arrival**

All Booking and enquiries are made through Cornish Horizons

Telephone [+44] 01841 533 331  
Fax [+44] 01841 533 933  
E Mail cottages@ cornish horizons.co.uk  
Write Cornish Horizons  
The Cottage, 19 New St.  
Padstow.  
Cornwall. PL28 8EA

**Arrival and Car Parking;**

Level parking for 1 car on driveway and parking on road.

**Entrance;**

23cm step to Front door. Door 73cm wide.

Hall 98cm wide with dark tiled floor, cream walls and wooden skirting.

**Lounge;**

Door 73cm wide,opening inwards.

Neutral walls skirting and carpet flooring

Slate fireplace with woodburner. Fireplace lip10cm.

Sofa and Chair 43cm floor to cushion.

**2<sup>nd</sup> Bedroom;**

Door73cm wide,opens inwards.

Neutral wall, skirting and carpet flooring,

X 2 3ft beds, 46cm floor to mattress

Walking space around beds ranges from 57cm -92cm.

**1<sup>st</sup> Bedroom**

Door 73cm wide and opens inwards.

Double bed, 46cm from floor to mattress.

Neutral walls, skirting and carpet flooring.

Bed to wall 49cm.

**Bathroom;**

Door is 66cm wide, and opens inwards.

Bath 56cm high, 156cm long with handles on either side of bath.

Neutral tiles throughout.

Sink 82cm, Toilet 42cm to seat.

Turing space 110cm.

**Kitchen –Diner;**

Internal door 73cm wide , opening inwards

Back door 76cm wide and opens inwards.

Kitchen –Diner continued;

French window opens to 180cm and is a sliding door.

Décor, yellow walls and wooden skirting.

Built in kitchen, all work surfaces are 91cm, aswell as hob.

Cupboards above and below.

Dining table 77cm high.

Dining chairs 46cm from floor to seat.

100cm access around dining table.

Gardens;

To front and back of bungalow.

Refer to map for Access.

Additional Information;

Washing machine and tumbler drier are in the garage.

Patio furniture is also kept in garage during Winter.

Future Plans;

To maintain our standards ,and keep the visitors Happy.

GARDEN ↑

GARDEN ↑

10" STEP  
8"

8FT WIDE SLIDING  
DOUBLE GLAZED  
WINDOW

KITCHEN  
DINER

PATIO  
AREA

9" STEP  
8" STEP

4" STEP

BATHROOM

BED 1

LEVEL  
PATH  
3FT

LOUNGE

GARAGE

BED 2

ALL DOORWAYS 27"

4" STEP

PATH 3FT  
LEVEL

GARDEN

LEVEL  
PATH  
3FT

GARDEN

LEVEL  
CAR  
PARK

GATE

DOORS