

Access Statement for Tern

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 / tarmac	
Manoeuvrability	Not bad	
Allocated space	Yes	Not well marked
Distance from entrance door	30m	
Approach to entrance door	Level paved	

Inside the property

Main Entrance & Reception

Entrance door	Threshold height: 23cm	Door width: 81cm
Entrance into	Hall	Leading to rest of property

Public Areas - General (Internal)

Contrasting décor	Throughout	
Flooring	Carpet	Throughout except: Vinyl Kitchen and bathroom
Door widths	74cm	minimum throughout except Cloakroom: 66cm
Corridor widths	96cm	minimum throughout except
Smoke alarms fitted	Yes	

Hall

Stair flight	Left curved		
	No. Treads: 13	Tread height: 20cm	Tread depth: 24cm
	Handrail one side		

Cloakroom

Basin taps	Cross head
Free space in cloakroom	Tight
Toilet transfer space	Impossible

Sitting room

Upholstered seating	Sofa / pouffe
Seat heights	48cm / 33cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / DVD player (+rc)

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

Kitchen		
The Kitchen is open plan with the dining room		
Worktop, hob and sink heights	92cm	respectively
Oven	Under worktop	
Oven door	Drop down	
Sink taps	Ball shaped	
Free space between units / furniture	Spacious	
Lighting	Evenly lit / Lights above worktops	
Fridge	Free Standing	Capacity: 5.3cu.ft
Freezer	Free Standing	Capacity: 4.6cu.ft

First floor

Bedroom 1	
Bed height floor to top of mattress	63cm
Duvets and pillows	Synthetic
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

En suite shower room		
Shower	No grab rails	Shower cubicle tray height: 24cm
Shower controls accessibility	Chest height	
Basin taps	Cross head	
Free space in showerroom	Tight	
Toilet transfer space	Impossible	

Bedroom 2	
Bed height floor to top of mattress	59cm
Duvets and pillows	Synthetic
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

Bedroom 3	
Bed height floor to top of mattress	56cm
Duvets and pillows	Synthetic
Free space between furniture	Tight
Can bed(s) be easily moved?	No

Bathroom	
Bath	Integral hand rails
Basin and bath taps	Cross head
Free space in bathroom	A bit tight in places
Toilet transfer space	Difficult

Outside the property		
Grounds and Gardens		
Lawn	Sloping	
Patio	Level / Paved / Decked	
Paths	Paved / Stepped: 9	
Exit to Garden	French doors	Threshold height: 25cm
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 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

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