

Access Statement for The Maltsters

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	Country lane	
Parking area /drive	Level/ tarmac	
Manoeuvrability	Not bad	
Allocated space	yes	Well marked
Distance from entrance door	1m	
Approach to entrance door	Tarmac / Level	

Inside the property

Main Entrance & Reception

Entrance door	Threshold height	Door width: 80cm
Entrance into	Kitchen	Leading to rest of property
Alternative entrance	Threshold height	Door width: 80cm
Entrance into	living room	Leading to rest of property

Public Areas - General (Internal)

Contrasting décor	Throughout	
Flooring	Slate flag stone throughout except floor boards upstairs	
Door widths	60cm	minimum throughout
Corridor widths	70cm	minimum throughout
Any steps on each storey	No	
Smoke alarms fitted	Yes	

Kitchen		
Worktop, hob and sink heights	90cm	respectively
Oven	Free standing	
Oven door	Side opening	
Sink taps	Cross head	
Free space between unit /furniture	A bit tight in places	
Lighting	Spot lights	
Fridge	Free standing	Capacity (roughly)
Freezer	Free standing	Capacity (roughly)

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

Dining area		
The Dining room is open plan with the lounge		
Table legs	On each corner	
Chairs / bench	Moveable	
Free space between walls/ furniture	Spacious	

Second Lounge		
Upholstered seating	arm chairs / pouffe / fireside chairs / window seat	
Seat heights	40cm / 40cm / 40cm / 40cm	
Free space between furniture	Spacious	
TV with remote control (rc)	Radio (+rc) / CD player (+rc)	

Stair flight	Right angle turn with half landing	
	No. treads: 11 Tread height: 20cm Tread depth: 24cm	
	Handrail one side	

Utility room		
Worktop, hob and sink heights	89cm - 91cm	respectively
Freezer	Free standing	Capacity (roughly)

First Floor

Bedroom 1

Bed height floor to top of mattress	53cm
Duvets and pillows	Synthetic / Feather
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

Bedroom 2

Bed height floor to top of mattress	51cm
Duvets and pillows	Synthetic / Feather
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	Bottom bunk 45cm Top bunk 140cm
Duvets and pillows	Synthetic / Feather
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

Bathroom

Bath	No hand rails	
Shower	No grab rails	Over bath
Shower controls accessibility	Off mixer taps	
Basin and bath taps	Cross head	
Free space in bathroom	Spacious	
Toilet transfer space	Possible / difficult	

Outside the property

Grounds and Gardens

Lawn	Uneven	
Patio	Level / Paved	
Paths	Sloping / stepped / paved / decking	
Exit to Garden	Back door	Threshold height
Easy accessibility of garden	Some areas	

Additional Information

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.

Services to visitors with hearing impairment

Telephone with text

Services to visitors with visual impairment

Large print information available on request Property description / directions / booking conditions / property information

Contact Information

Agency Contact details:

Cornish Horizons, The Cottage, 19 New Street, Padstow, Cornwall PL28 8EA

Telephone: 01841 533 331

Fax: 01841 533933

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Future Plans

We are planning to provide...

We welcome your feedback to help us continuously improve. If you have any comments

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