

Access Statement for The Manor

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 it is always advisable to make your specific needs known to Cornish Horizons.

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 / sloping / concrete
Manoeuvrability	Good
Allocated space	yes Well marked
Distance from entrance door	13m
Approach to entrance door	Concrete / Paved / Level / Sloping

Inside the property

Main Entrance & Reception

Entrance door	Threshold height: 2.5cm	Door width: 87cm
Entrance into	Entrance Hall	Leading to rest of property

Public Areas - General (Internal)

Contrasting décor	Yes	throughout except
Flooring	Carpet / tiled	throughout except
Door widths	81.5cm minimum	throughout except En Suite 75cm
Corridor widths	1m	minimum throughout except
Any steps on each storey	No	
Smoke alarms fitted	Yes	

Hall

Stair flight	right angle turn with half landing
	No. Treads: 13 Tread height: 22cm Tread depth: 25cm
	Handrail one side

Cloakroom	
Basin and bath taps	Ball shaped
Free space in bathroom	A bit tight in places
Toilet transfer space	Difficult

Lounge	
The Lounge is open plan with the kitchen / dining room	
Upholstered seating	Sofa
Seat heights	45cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / DVD player (+rc)

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

Kitchen			
The Kitchen is open plan with the dining room / lounge			
Worktop, hob and sink heights	89cm	respectively	
Oven	Under worktop		
Oven door	Side opening		
Sink taps	Lever		
Free space between units / furniture	Spacious		
Lighting	Spot lights		
Free standing Fridge	Integral	13.5cu.ft	Capacity (roughly)
Free standing Freezer	Integral	8.9cu.ft	Capacity (roughly)

Utility			
Worktop, hob and sink heights	99cm	respectively	
Free space between units / furniture	Spacious		
Lighting	Evenly lit		

Wet Room			
Step into wet room	Height: 5cm		
Shower	no grab rails	Shower cubicle tray height: 0cm	
Shower controls accessibility	chest height		
Basin and bath taps	cross head		
Free space in bathroom	Spacious		

Bedroom 1	
Bed height floor to top of mattress	59cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

En Suite Bathroom	
Bath	no hand rails
Shower	no grab rails Over bath
Shower controls accessibility	waist height (roughly)
Basin and bath taps	Ball shaped
Free space in bathroom	a bit tight in places
Toilet transfer space	Possible

Bedroom 2	
Bed height floor to top of mattress	63cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	Yes

En Suite Shower Room	
Shower	no grab rails Shower cubicle tray height: 5cm
Shower controls accessibility	Head height / chest height / waist height (roughly)
Basin and bath taps	Ball shaped
Free space in bathroom	Spacious
Toilet transfer space	Possible

Bedroom 3	
Bed height floor to top of mattress	47cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext
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: 7cm
Shower controls accessibility	waist height (roughly)
Basin and bath taps	Ball shaped
Free space in bathroom	Spacious
Toilet transfer space	Possible

Outside the property		
Grounds and Gardens		
Lawn	Level	
Step into garden	Height 16cm	
Patio	Level / Paved	
Paths	Level / paved	
Exit to Garden	back door	Threshold height: 2.5cm
Easy accessibility of garden	all 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 No Phone

Services to visitors with visual impairment

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

Contact Information

Agency Contact details:
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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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