

**Access Statement for The Mill**

**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 / rough track	
Parking area /drive	Level / concrete	
Manoeuvrability	Good	
Allocated space	yes	Well marked
Distance from entrance door	20m	
Approach to entrance door	Concrete / Other / Level / paved	

**Inside the property**

**Main Entrance & Reception**

Entrance door	Threshold height: 2cm	Door width: 87cm
Entrance into	hall	Leading to rest of property
Alternative entrance	Threshold height: 2.5cm	Door width: 83cm
Entrance into	back porch	Leading to rest of property

**Public Areas - General (Internal)**

Contrasting décor	Yes	throughout except
Flooring	Carpet / tiled	throughout except
Door widths	82cm	minimum throughout except
Corridor widths	102cm	minimum throughout except
Any steps on each storey	No	
Smoke alarms fitted	Yes	

**Hall**

Stair flight	right angle turn without half landing	
	No. Treads: 13	Tread height: 20cm Tread depth: 25cm
	Handrail one side	

<b>Lounge</b>	
Upholstered seating	Sofa / arm chairs
Seat heights	44cm / 45cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / DVD player (+rc)

<b>Cloakroom</b>	
Basin and bath taps	Ball shaped
Free space in bathroom	a bit tight in places
Toilet transfer space	Possible

<b>Kitchen</b>			
The Kitchen is open plan with the dining room			
Worktop, hob and sink heights	89.5cm	respectively	
Oven	Under worktop		
Oven door	Side opening		
Sink taps	Lever		
Free space between units / furniture	Spacious		
Lighting	Spot lights		
Free standing Fridge	Integral	6.7cu.ft	Capacity (roughly)
Free standing Freezer	Integral	3cu.ft	Capacity (roughly)

<b>Dining room</b>	
The Dining room is open plan with the kitchen	
Table legs	On each corner
Chairs / bench	Moveable
Free space between walls / furniture	Spacious

<b>Bedroom 1</b>	
Bed height floor to top of mattress	62cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

<b>En Suite Bathroom</b>	
Bath	no hand rails
Shower	no grab rails over bath
Shower controls accessibility	chest height
Basin and bath taps	Ball shaped
Free space in bathroom	a bit tight in places
Toilet transfer space	Possible

<b>Bedroom 2</b>	
Bed height floor to top of mattress	63cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

<b>En Suite Shower Room</b>	
Shower	no grab rails Shower cubicle tray height: 6cm
Shower controls accessibility	waist height (roughly)
Basin and bath taps	Ball shaped
Free space in bathroom	Spacious
Toilet transfer space	Possible

<b>Outside the property</b>		
<b>Grounds and Gardens</b>		
Lawn	Level	
Patio	Level / Paved	
Paths	Level / paved	
Exit to Garden	back door	Threshold height: 2.5cm
Step onto lawn	16cm	
Easy accessibility of garden	all areas	

<b>Additional Information</b>	
<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>	
<b>Services to visitors with hearing impairment</b>	
Telephone with	No phone
<b>Services to visitors with visual impairment</b>	
Large print information available on request	Property description / directions / booking conditions / property information

<b>Contact Information</b>
<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**

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