

## Access Statement for The Nooke

### 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 / concrete		
Manoeuvrability	Good		
Allocated space	yes	Well marked	
Distance from entrance door	5m		
Approach to entrance door	Concrete / Stepped path		
	No. of steps: 2	Tread height:10-18.5cm	depth:55cm
	(Triangular step)		

### Inside the property

#### Main Entrance & Reception

Entrance door	Threshold height:15cm	Door width:76cm
Entrance into	Open plan kitchen/lounge/dining area	

#### Public Areas - General (Internal)

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

### Kitchen

The Kitchen is open plan with the dining room / lounge			
Worktop, hob and sink heights	91-91.5cm	respectively	
Oven	Under worktop		
Oven door	Drop down		
Sink taps	Ball shaped		
Free space between units / furniture	A bit tight in places		
Lighting	Evenly lit / Lights above worktops		
Fridge	Under worktop	4.06cu.ft	Capacity (roughly)
Freezer Ice Box	Under worktop	0.6cu.ft	Capacity (roughly)

<b>Dining area</b>	
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	a bit tight in places

<b>Lounge</b>	
The Lounge is open plan with the kitchen / dining room	
Upholstered seating	Sofa
Seat heights	45.5cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / DVD player (+rc)

<b>Hall</b>	
Stair flight	curved to the right
	No. treads:12 Tread height:20cm Tread depth:25cm
	Handrail one side

<b>Bedroom</b>	
Bed height floor to top of mattress	55cm
Duvets and pillows	Synthetic
TV with remote control (rc)	Teletext / DVD player (+rc)
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

<b>Bathroom</b>	
Bath	Integral hand rails
Shower	no grab rails Shower cubicle tray height:16.5cm
Shower controls accessibility	waist height (roughly)
Basin and bath taps	cross head
Free space in bathroom	Spacious
Toilet transfer space	Possible

<b>Outside the property</b>	
<b>Grounds and Gardens</b>	
Lawn	Sloping
Patio	Level / concrete
Paths	Level / stepped / concrete
Exit to Garden	Front foor Threshold height:15cm
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**

Mobile Telephone with	text / voice amplification
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**Services to visitors with visual impairment**

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

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

**Future Plans**

We are planning to provide...

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

**Created on: 31st January**

**2010**