

Access Statement for The Sailmakers

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	Level
Manoeuvrability	not bad
Allocated space	yes
Distance from entrance door	Integral garage
Approach to entrance door	Concrete / Level
	No. of steps: 1 Tread height: 20cm

Inside the property

Main Entrance & Reception

Entrance door	Steps/Handrail	No.of steps:12	Tread height:19cm/depth:25cm
	Threshold height:19cm	Door width: 76cm	
Entrance into	Living area	Leading to	rest of property
Alternative entrance	Steps/Handrail	No. of steps:1	Tread height:5cm
	Threshold height:5cm	Door width:75cm	
Entrance into	Garage	Leading to	Bedroom 3

Public Areas - General (Internal)

Contrasting décor		throughout
Flooring	Carpet / tiled	throughout except concrete in the garage
Door widths	76cm	minimum throughout except
Corridor widths	87cm	minimum throughout except
Any steps on each storey	Yes	
Smoke alarms fitted	3 - one on each floor	

Hall

Stair flight	curved to the right angle turn without half landing
	No. treads:12 Tread height:19cm Tread depth:25cm
	Handrail one side / handrail both sides

Lounge	
The Lounge is open plan with the kitchen / dining area	
Upholstered seating	Sofa / arm chairs
Seat heights	45cm / 45cm
Free space between furniture	A bit tight in places
TV with remote control (rc)	Teletext / DVD Player

Dining Room	
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

Kitchen			
The Kitchen is open plan with the dining area/ lounge			
Worktop, hob and sink heights	93cm		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	Eye level	6 cu.ft	Capacity (roughly)
Freezer	Under worktop	4 cu.ft	Capacity (roughly)

Bedroom 1	
Bed height floor to top of mattress	50cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

Bedroom 2	
Bed height floor to top of mattress	50cm
Duvets and pillows	Synthetic
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	Yes

Bathroom	
Bath	Integral hand rails
Shower	No grab rails Shower cubicle tray height:20cm
Shower controls accessibility	Chest height
Basin and bath taps	Cross head
Free space in bathroom	A bit tight in places
Toilet transfer space	Difficult

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**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:

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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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