

## Access Statement for Trefebus

### 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	Rough track	
Parking area /drive	Level / tarmac	
Manoeuvrability	Good	
Allocated space	Yes	Well marked
Distance from entrance door	5m	
Approach to entrance door	Paved / Level	
	No. of steps 1	Tread height: 15cm depth: 2.05m

### Inside the property

#### Main Entrance & Reception

	Threshold height 15cm	Door width 73cm
Entrance into	Porch	Leading to Hall

#### Public Areas - General (Internal)

Contrasting décor		Throughout
Flooring	Carpet / tiled	Throughout
Door widths	73cm	Minimum throughout
Corridor widths	86cm	Minimum throughout
Any steps on each storey	No	
Smoke alarms fitted	Yes	

#### Hall

Stair flight	Right angle turn with half landing		
	No. Treads: 15	Tread height: 8cm	Tread depth: 23cm
	Handrail one side		

<b>Sitting room / Childrens room</b>	
Upholstered seating	Sofa / arm chairs
Seat heights	44cm / 42cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext

<b>Conservatory</b>	
Upholstered seating	Sofa
Seat heights	37cm
Free space between furniture	Spacious

<b>Utility room</b>		
Worktop and sink heights	89cm	respectively
Sink taps	Lever	
Free space between units / furniture	Spacious	
Lighting	Evenly lit	
Fridge	Free Standing	Capacity: 10.5 cu.ft

<b>Study / Bedroom 6</b>	
Bed height floor to top of mattress	48cm (Sofa bed)
Duvets and pillows	Synthetic
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

<b>Bedroom 2</b>	
Bed height floor to top of mattress	62cm
Duvets and pillows	Synthetic / Feather
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

<b>En Suite Bathroom</b>	
Bath	Integral hand rails
Basin and bath taps	Ball shaped
Free space in bathroom	Spacious
Toilet transfer space	Possible

<b>Bedroom 3</b>	
Bed height floor to top of mattress	62cm and 64cm
Duvets and pillows	Synthetic / Feather (pillows)
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

<b>En Suite Bathroom</b>		
Bath	Integral hand rails	
Shower	No grab rails	Shower cubicle tray height: 27cm
Shower controls accessibility	Waist height (roughly)	
Basin and bath taps	Ball shaped	
Free space in bathroom	Spacious	
Toilet transfer space	Possible	

<b>Bedroom 4</b>		
Bed height floor to top of mattress	63cm	
Duvets and pillows	Synthetic / Feather (Pillow)	
Free space between furniture	Spacious	
Can bed(s) be easily moved?	No	

<b>Shower room</b>		
Shower	No grab rails	Shower cubicle tray height: 28cm
Shower controls accessibility	Waist height (roughly)	
Basin taps	Ball shaped	
Free space in shower room	Spacious	
Toilet transfer space	Difficult	

First Floor
Landing corridor leading to

<b>Bedroom 1</b>		
Bed height floor to top of mattress	63cm	
Duvets and pillows	Synthetic / Feather (Pillow)	
Free space between furniture	Spacious	
Can bed(s) be easily moved?	No	

<b>En Suite Bathroom</b>		
Bath	Integral hand rails	
Basin and bath taps	Ball shaped	
Free space in bathroom	Spacious	
Toilet transfer space	Possible	

<b>Bedroom 5</b>		
Bed height floor to top of mattress	51cm and 54cm	
Duvets and pillows	Synthetic / Feather (Pillow)	
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: 21cm
Shower controls accessibility	Chest height	
Basin and bath taps	Ball shaped	
Free space in bathroom	Spacious	
Toilet transfer space	Impossible	

<b>Drawing room</b>		
Upholstered seating	Sofas / arm chairs / pouffe	
Seat heights	39-42cm / 44cm / 40cm	
Free space between furniture	Spacious	
TV with remote control (rc)	Teletext / DVD player (+rc) / Video (+rc)	

<b>Dining room</b>		
Table legs	In the middle	
Chairs	Moveable / padded seat / arms (6 Chairs)	
Free space between walls / furniture	Spacious	

<b>Kitchen / Breakfast room</b>		
The Kitchen is open plan with the breakfast room		
Worktop, hob and sink heights	91cm	respectively
Oven	Eye level	
Oven door	Drop down	
Sink taps	Lever	
Free space between units / furniture	Spacious	
Lighting	Evenly lit	
Fridge	Free Standing	Capacity: 10.9 cu.ft
Freezer	Under worktop	Capacity: 3.7 cu.ft
The Breakfast room is open plan with the kitchen		
Table legs	On each corner	
Chairs / bench	Moveable	
Free space between walls / furniture	Spacious	

**Porch / Lobby**

Leading to external staircase

**Outside the property****Grounds and Gardens**

Lawn	Sloping
Patio	Level / Paved / Stepped
Paths	Level / stepped / paved
Exit to Garden	Patio doors width 65cm Threshold height 18 cm
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 - payphone flashing light / voice amplification

**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  
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 this**

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