

## Access Statement for Treglyn

### 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	Not bad		
Allocated space	Yes	Well marked	
Distance from entrance door	8m		
Approach to entrance door	Paved - Level		

### Inside the property

#### Main Entrance & Reception

Entrance door	Steps	No. of steps 1	Tread height 4.5cm	depth 47cm
	Threshold height 6cm		Door width 81cm	
Entrance into	Porch	Leading to	Hall	

#### Public Areas - General (Internal)

Contrasting décor	Yes	throughout		
Flooring	Carpet / tiled / Laminate throughout except bathroom Vinyl			
Door widths	71cm	minimum throughout		
Corridor widths	1.11m	minimum throughout		
Smoke alarm fitted	Yes			

#### Hall

Stair flight	Left angle turn with half landing			
	No. Treads 13	Tread height 21cm	Tread depth 24cm	

#### Bedroom 1

Bed height floor to top of mattress	49cm			
Duvets and pillows	Synthetic			
Free space between furniture	A bit tight in places			
Can bed be easily moved?	No			

<b>Bedroom 2</b>	
Bed height floor to top of mattress	49cm
Duvets and pillows	Synthetic
Free space between furniture	Tight
Can bed(s) be easily moved?	Yes

<b>Bedroom 3</b>	
Bed height floor to top of mattress	55cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

<b>Bathroom</b>	
Bath	No hand rails
Shower	Shower off mixer taps
Basin and bath taps	Ball shaped
Free space in bathroom	A bit tight in places
Toilet transfer space	Impossible

<b>Breakfast room</b>	
Table legs	On each corner
Chairs	Moveable
Free space between walls / furniture	Spacious

<b>Kitchen</b>		
Worktop, hob and sink heights	89.5cm	respectively
Oven	Free standing	
Oven door	Side opening	
Sink taps	Ball shaped	
Free space between units / furniture	Spacious	
Lighting	Spot lights	
Fridge	Under worktop	Capacity 3.6cu.ft. Including ice box

<b>Porch</b>	
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<b>Outside W.C.</b>	
Basin taps	Cross head
Free space in bathroom	Tight
Toilet transfer space	Impossible

<b>Lounge / Dining room</b>		
The Lounge is open plan with the dining room		
Upholstered seating	Sofa / arm chairs	
Seat heights	39cm / 39cm	
Free space between furniture	Spacious	
TV with remote control (rc)	Teletext / DVD player (+rc)	
The Dining room is open plan with the lounge		
Table legs	On each corner	
Chairs / bench	Moveable	
Free space between walls / furniture	Spacious	

<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 2cm
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 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 on this**

**Created on: 4th of December**

**2008**