

Property Name Walhalla Cottage

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 Gravel area
Manoeuvrability	Good
Allocated space	Yes, private parking area
Distance from entrance door	12m
Approach to entrance door	Concrete
	No. of steps 1 TREAD HEIGHT 21CM. Tread depth 44cm

Inside the property

Main Entrance & Reception

Entrance door	Steps	No. of steps	1	As above for height and depth
	Threshold height	20cr	Door width	69cms
Entrance into		Leading to	Hall	
Alternative entrance	N/A			
	Threshold height	Door width		
Entrance into		Leading to		

Public Areas - General (Internal)

Contrasting décor	throughout except		
Flooring	Carpet and tiles throughout		
Door widths	62cm		
Corridor widths	107cm		
Any steps on each storey	1 step from hall to sitting room -20cm		
Smoke alarms fitted	one		

Dining room

The dining room is open plan with the lounge/ sitting area.	
Table legs	On each corner
Chairs / bench	Are moveable
Free space between walls	One side of table against the wall...but can be moved out to accommodate more people easily

Lounge	
The lounge is open plan with the dining room	
Upholstered seating	Large 3 seater sofa bed
Seat heights	
Free space between furniture	A little bit tight in places
TV with remote control (rc)	Teletext / Cassette player (+rc) / Radio (+rc) /
	DVD player (+rc) / CD player (+rc) / Video (+rc)

Kitchen	
The kitchen is open plan with the hall	
Worktop, hob and sink heights	All have the same height - 92cms
Oven	Under work top
Oven door	Drop Drop down
Sink taps	Ball shaped
Free space between units / furniture	A bit tight in places
Lighting	
Fridge	Under worktop 54cms x 75cms
Freezer	compartment in fridge 2*

Bedroom 1	
Bed height floor to top of mattress	46cms
Duvets and pillows	Synthetic
TV with remote control (rc)	N/A in bedroom
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

Bedroom 2	
There is no second bedroom - the soaf bed is in the sitting are / lounge	
Bed height floor to top of mattress	
Duvets and pillows	synthetic
TV with remote control (rc)	As for sitting room
Free space between furniture	As for sitting room
Can bed(s) be easily moved?	Yes

Bathroom	
Bath	Integral handrails
Shower	No grab rails
Shower controls accessibility	Chest height
Basin and bath taps	Ball shaped
Free space in bathroom	A bit tight in places
Toilet transfer space	Difficult

Outside the property	
Grounds and Gardens	
Lawn	Sloping
Patio	Level and concrete slabs
Paths	Sloping
Exit to Garden	Door - 4cms 2 steps down
Easy accessibility of garden	Own garden - easy access

Additional Information	
<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>	
Services to visitors with hearing impairment	
Telephone with	No telephone in the cottage - nearest public telephone in St. Columb Major
Services to visitors with visual impairment	
Large print information available on request	No

Contact Information	
<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

Created on: 2009