

# ACCESS STATEMENT

Apartment 1

Crantock Bay

West Pentire

Cornwall

TR8 5SE



Produced by  
Crantock Bay Letting's Agency

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# Access Statement for Crantock Bay Apartment 1

## Introduction

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

All measurements quoted are approximate and are provided to give an overall view of the property.

Crantock Bay is situated at the end of West Pentire Road which is overlooking the main beach and is approximately 2 miles from the village centre in which there is a general shop and public house.

A bus service runs between the village and Newquay or Truro. Local buses are provided with disabled facilities

## Key Collection, Welcome and Car Parking

- Details of key collection and arrival times will be given on confirmation of booking
- Pedestrian and vehicle access to the premises is provided directly from the West Pentire Road. The car parking area is situated at the front of the building

## Car Park/Pathway to apartment

- There are two allocated car parking spaces at the far left hand side of the car park.
- Apartment 1 can be found by going down the left hand side of the building along a path 0.9m wide. This path is 43 meters long with light bollards and wall mounted lighting to assist. Signs are located to direct the guests to the front door which is located on the sea side of the building.



## Entrance to the Unit

- Apartment 1 is a garden level unit.
- The front door to the apartment provides a clear opening width of 780mm over a small step 180mm high.

## Entrance/Living Area

- The front door opens onto the living area (800mm)
- The area is well lit with halogen flush mounted ceiling lights.
- The flooring in the Living Area is a non slip natural wood material.
- The lounge is a sizeable area within the lounge/diner/kitchen & has adequate space between items of furniture for wheelchair access.
- Sofas & easy chairs provide the seating in the lounge area.
- The flooring is a non slip natural wood material with a rug in the centre of the area.
- All of the furniture is free standing & readily movable.
- The television has a sub title facility & stands on a timber unit in the corner of the room.
- The lounge area is adequately lit with halogen flush mounted ceiling lights operated by switches by the entrance door.
- Light switches are 1100mm above floor level & power sockets 500mm above floor level.
- Glazed patio doors open over a 200mm high step onto the garden terrace.



## Dining Area

- The dining area is adjacent the lounge & forms part of the same room.
- The floor area is level throughout with adequate space around the dining table for wheelchair access.
- The flooring is a non slip natural wood material.
- Clear height to the underside of the dining table is 670mm.
- Plastic upright dining chairs are provided, 2 with arms
- The dining area is adequately lit with halogen flush mounted ceiling lights operated by dimmer switches at the entrance door.



## Kitchen

- The Kitchen area is adjacent the dining area & forms part of the same room.
- The floor area is level throughout with good wheelchair access.
- The flooring is a non slip natural wood material.
- The integrated oven & grill have drop down doors. The base of the oven is 630mm above floor level & the base of the grill 1100mm above floor level.
- The ceramic hob is mounted into the worktop 870mm above floor level.
- The microwave oven is incorporated under the counter of the units on the far wall (560mm from the floor)
- There is an integrated fridge freezer on the right hand side of the kitchen area. The highest shelf in the fridge is 1800mm above floor level whilst the lowest drawer in the freezer is 500mm above floor level.
- Fitted wall cupboards are typically 1520mm above floor level & contain some crockery & glassware. The contents of these cupboards could be moved to the base unit cupboards beneath the worktops if necessary.
- There is a stainless steel sink within the main worktop with water supplied by single mixer tap.
- The cordless kettle provides 360 degree rotation.
- The kitchen area is adequately lit with halogen flush mounted ceiling lights operated by dimmer switches at the entrance door.



## Halls, Stairs, Passageways

- When leaving the living area, you will pass through a door (840mm wide and 1980mm high)
- Here you will find a cupboard on your left housing the boiler, high chairs and cleaning equipment.

## Bathrooms, Shower-rooms and WCs (En-suite or Shared)

- Level access is provided off the hallway with a clear door opening of 690mm.
- The bathroom comprises of wash basin, wc & bath with shower over.
- The wc seat is 400mm above floor level & the wall mounted wash basin 840mm above floor level with no pedestal.
- Basin, bath & shower taps have cruciform heads for simple turn on & off function.
- The bathroom is adequately lit with halogen flush mounted ceiling lights operated by switch at the entrance door.
- Floors & wet wall areas are tiled with high gloss fawn coloured tiles.



## Bedrooms and Sleeping Areas

- There are 3 double bedrooms in the property, one of which have zip & link beds which may be configured as either double (super king) or twin bedded rooms.
- The doors to all 3 bedrooms provide a clear opening space of 840mm
- Level access is provided to all bedrooms
- There are built in wardrobes in all bedrooms.
- All furniture is free standing & readily movable.
- The master bedroom has adequate space around the bed for wheelchair access although the other two bedrooms would be very restricted.
- All beds are 600mm high to the top of the mattress & are of a divan type. The twin beds in Bedroom 2 are 700mm high.
- The bedrooms are adequately lit with halogen flush mounted ceiling lights operated by switches at the entrance door & supplementary bedside table lamps.
- All bedroom floors have a non slip natural wood material.
- All bedrooms have glazed patio doors open over a 200mm high step onto the garden terrace.



## Utility Cupboard

- A freestanding washing machine and tumble dryer is provided & located in a cupboard in the Master Bedroom.

## Layout

