

ACCESS STATEMENT

Apartment 14

Crantock Bay

West Pentire

Cornwall

TR8 5SE



Produced by

Sandpiper

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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.

Access Statement for Crantock Bay 14

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

Entrance to the Unit

- Apartment 14 is a second floor unit.
- Access to the front door of the apartment is from the corner of the car park with one step 1580mm (62.1 ins) long x 200mm (7.8 ins) high followed by a single flight of seventeen steps 1380mm (54.2 ins) wide x 160mm (6.29 ins) high.



Halls, Stairs, Passageways

- The front door opens over a stepped threshold 140mm (5.5 ins) high & provides a clear opening of 780mm (30.7 ins) into the hallway which has a further flight of fourteen steps 760mm (29.8 ins) wide x 200mm (7.8 ins) high. The hallway is 1190mm (46.7 ins) wide at its narrowest point.
- The area is well lit with halogen flush mounted ceiling lights.
- The flooring in the hallway is a non slip natural wood material whilst the internal stairs have taupe coloured short pile carpets.

Lounge Area

- Level access is provided to the lounge off the end of the hallway through a double doorway with a clear opening of 1430mm (56.2 ins).
- The lounge area is level throughout & forms part of the lounge/diner/kitchen.
- There is adequate space between items of furniture for wheelchair access.
- There are two lounge seating areas within the one room, each with seating by way of two sofas.
- The seating area adjacent the television has a medium pile rug beneath a central coffee table.
- All of the furniture is free standing & readily movable.
- The television has a sub title facility.
- The flooring is a non slip natural wood material.
- Glazed patio doors on two elevations with clear openings of 630mm (24.7 ins) & 930mm (36.5 ins) open onto separate private balconies. The wider of the patio doors opens over a stepped threshold 60mm high (2.3ins) whilst there are two steps each 180mm (7.07 ins) high at the narrower patio door.
- The lounge area is adequately lit with halogen flush mounted ceiling lights operated by dimmer switches at the entrance door.
- Light switches are 1100mm (43.2 ins) above floor level & power sockets 500mm (19.6 ins) above floor level.



Dining Area

- The dining area is adjacent the lounge/kitchen & forms part of the same room.
- The floor area is level throughout with adequate space around the dining table for wheelchair access.
- Clear height to the underside of the dining table is 650mm (25.5 ins).
- Padded upright dining chairs with no arms are provided.
- The flooring is a non slip natural wood material.
- The dining area is adequately lit with halogen flush mounted ceiling lights operated by dimmer switches at the entrance door.
- Light switches are 1100mm (43.2 ins) above floor level & power sockets 500mm (19.6 ins) above floor level.

Kitchen

- The Kitchen area is adjacent the lounge/dining area & forms part of the same room.
- The floor area is level throughout with good wheelchair access.
- The flooring is of a non slip natural wood material.
- The integrated oven has a drop down door 740mm (29 ins) above floor level & is incorporated within a base unit beneath the worktop.
- The adjacent ceramic hob is mounted into the worktop 910mm (35.7 ins) above floor level.
- The microwave oven is a movable freestanding unit.
- The integrated fridge & freezer are either side of the oven & incorporated within base units beneath the worktop.
- The peninsular counter/worktop doubles as a breakfast bar. Bar stool seating is provided.
- Clear height to the underside of the breakfast bar is 880mm (34.6 ins).
- Fitted wall cupboards are typically 1600mm (62.9 ins) 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 end 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.



Bedrooms and Sleeping Areas

- There are two double bedrooms in the property, one of which has zip & link beds which may be configured as either double or a twin bedded room.
- All beds are 600mm (23.6 ins) high to the top of the mattress & are of a divan type.
- The doors to both bedrooms provide level access and a clear opening space of 760mm (29.8 ins).
- There are fitted wardrobes in both bedrooms.
- All furniture is free standing & readily movable.
- The master bedroom has a television with subtitle facility and an en suite shower room.
- The bedrooms are adequately lit with halogen flush mounted ceiling lights operated by switches at the entrance door & supplementary bedside table lamps.
- Light switches are 1100mm (43.2 ins) above floor level & power sockets 500mm (19.6 ins) above floor level.
- All bedroom floors have taupe coloured short pile carpets.

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

- There is one family bathroom and one en suite shower room in the property.
- Level access is provided to both bathrooms through clear door openings of 690mm (27.1 ins) to the en suite shower room & 760mm (29.8 ins) to the bathroom.
- The en-suite shower rooms comprise of wc, wash basin & shower cubicle whilst the main bathroom has a wc, wash basin & bath with shower over.
- The wc seats are 400mm (15.7 ins) above floor level & the wall mounted wash basin 840mm (33 ins) above floor level with no pedestal.
- Basin, bath & shower taps have cruciform heads for simple turn on & off function.
- The bathrooms are 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.

Utility Room

- Level access is provided off the hallway through a clear door opening of 760mm (29.8 ins).
- The utility room comprises of storage cupboards with worktop over at a height of 920mm (36.1 ins).
- A freestanding washer/dryer is provided & located beneath the worktop.
- The utility room is adequately lit with halogen flush mounted ceiling lights operated by switch at the entrance door.
- The flooring is a non slip natural wood material.