

ACCESS STATEMENT

Apartment 3

Crantock Bay

West Pentire

Cornwall

TR8 5SE



Produced by
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Access Statement for Crantock Bay Apartment 3

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 3 is a garden level unit.
- Access to the front door of the apartment is via one flight of seven stairs each 880mm (34.6 ins) wide x 150mm (5.9 ins) high.
- There is alternative access available adjacent reception which involves a longer walk from the car park but which bypasses the seven stairs.
- The front door to the apartment provides a clear opening width of 770mm (30.2 ins) over a small step 180mm (7.1 ins) high.

Halls, Stairs, Passageways

- The front door opens onto a long hallway which is 830mm (32.6 ins) wide at its narrowest point and contains a flight of stairs down to the main living area.
- The area is well lit with halogen flush mounted ceiling lights.
- The flooring in the hallway is a non slip natural wood material.

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.
- Seating is provided by way of two sofas.
- There is a centrally positioned shag 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 open over a 180mm (7.1 ins) high step onto the garden terrace.
- 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.
- There is an additional small sitting room/snug off the hallway adjacent the front door which contains a sofa & television.

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 690mm (27.1 ins).
- Four upright dining chairs with no arms and two carvers with 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 & grill have drop down doors. The base of the oven is 680mm (26.7 ins) above floor level & the base of the grill 1200mm (47.1 ins) above floor level.
- The adjacent ceramic hob is mounted into the worktop 900mm (35.4 ins) above floor level.
- The microwave oven is a movable freestanding unit.
- The integrated fridge freezer is adjacent the oven. The highest shelf in the fridge is 1800mm (70.7 ins) above floor level whilst the lowest drawer in the freezer is 500mm (19.6 ins) above floor level.
- The peninsular counter/worktop doubles as a breakfast bar. Bar stool seating with backrests is provided. Clear height to the underside of the breakfast bar is 870mm (34.2 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 three bedrooms in the property - two double & one twin.
- The doors to all three bedrooms provide level access off the hallway or lower lobby with clear opening space of 760mm (29.8 ins).
- There are fitted wardrobes in all bedrooms.
- All furniture is free standing & readily movable.
- The master bedroom has a television with sub title facility.
- The master bedroom has adequate space around the bed for wheelchair access.
- The two double bedrooms also benefit from private en-suite facilities.
- 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 are two en-suite shower rooms & one family bathroom in the property.
 - Level door access is provided off the bedrooms or lower hallway/lobby.
 - The en-suite shower rooms comprise of wc, wash basin (twin basins in the master en-suite) & shower cubicle, whilst the main bathroom/wet room has a wash basin, wc, bath & large separate walk in shower.
 - 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.
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- Floors & wet wall areas are tiled with high gloss fawn coloured tiles.



Utility Room

- Level access is provided off the lower hallway/lobby.
- The utility room comprises of storage cupboards, worktop, stainless steel sink/drainer with single mixer tap.
- 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.