

# ACCESS STATEMENT

Apartment 8

Crantock Bay

West Pentire

Cornwall

TR8 5SE



Produced by  
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# Access Statement for Crantock Bay Apartment 8

## 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 8 is a first 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 short level paved walkway.

## Halls, Stairs, Passageways

- The front door opens over a stepped threshold 120mm (4.7 ins) high & provides a clear opening of 780mm (30.7 ins) into the L shaped hallway.
- A short distance into the hallway is a step down of 130mm (5.1 ins) & at the far end of the hallway two steps up each 200mm (7.8 ins) high.
- The area is well lit with halogen flush mounted ceiling lights.
- The flooring in the hallway is a non slip natural wood material & has a short pile carpet runner over the three sections.

## Lounge Area

- Level access is provided to the lounge off the corner of the L shaped hallway through a doorway with a clear opening of 760mm (29.9 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 in the lounge is by way of two sofas & an easy chair with foot stool.
- 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.
- There is a centrally positioned coffee table & short pile rug between the sofas.
- Glazed patio doors with a clear opening of 840mm (33.1ins) open over a 120mm (4.7 ins) high step onto a private balcony.
- 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 630mm (24.8 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.
- Glazed patio doors with a clear opening of 840mm (33.1ins) open over a 120mm (4.7 ins) high step onto a private balcony.

## **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 890mm (35.1 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 centre island counter/worktop doubles as a breakfast bar. Bar stool seating with shallow backrests 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 three double bedrooms in the property, all of which have zip & link beds which may be configured as either double or twin bedded rooms.
- All beds are 600mm (23.6 ins) high to the top of the mattress & are of a divan type.
- The doors to all three bedrooms provide a 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 benefits from private en-suite facilities.
- The master bedroom also has a television with sub title facility.
- 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 en-suite shower room & one family bathroom in the property.
- Level access is provided to both bathrooms through clear door openings not less than 680mm (26.8 ins).
- The en-suite shower room comprises of wc, bidet, 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 corner of the dining area.
- 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.