

ACCESS STATEMENT

Apartment 7

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 Apartment 7

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 Block

- Apartment 7 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 150mm (5.9 ins) high & provides a clear opening of 790mm (31 ins) into the hallway which is 1040mm (40.8 ins) wide at its narrowest point. A short distance into the hallway is a step down of 120mm (4.7 ins).
- 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 centre section.

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 sofas & easy chairs.
- The seating area adjacent the patio doors has a short 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 with a clear opening of 800mm (31.4ins) 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 740mm (29 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 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 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 four double bedrooms in the property, three 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 four bedrooms provide level access and 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 with zip & link beds also has a television with sub title facility.
- Two of the bedrooms, one with zip & link beds have adequate space around the beds for wheelchair access.
- The two larger 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 bathroom & separate wc with wash basin in the property.
- Level access is provided to all bathrooms & separate wc through clear door openings of 690mm (27.1 ins).

- The en-suite shower rooms comprise of wc, wash basin & shower cubicle whilst the main bathroom has a 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.
- Adjacent the main bathroom is a separate wc with wash basin.
- 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

- 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.

Additional Information

- Level access is provided off the hallway through a clear door opening of 770mm (30.3 ins).