

ACCESS STATEMENT

Apartment 2

Crantock Bay

West Pentire

Cornwall

TR8 5SE



Produced by
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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 2

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 2 is a garden level unit.
- Access to the front door of the apartment is via 3 flights of stairs comprising 17 steps, 1 half space & 1 quarter space landing. Access steps are each 880mm (34.6 ins) wide x 150mm (5.9 ins) high. No level access is available to the front door of this apartment.
- The front door to the apartment provides a clear opening width of 780mm (30.7 ins) over a small step 180mm (7.1 ins) high.

Halls, Stairs, Passageways

- The front door opens onto a large L shaped hallway 890mm (35 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.

Lounge Area

- Level access is provided to the lounge off the end of the hallway through a doorway with a clear opening of 790mm (31 ins).
- 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 shag pile rug in the centre of the area beneath the coffee table.
- 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 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 200mm (7.9 ins) 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 700mm (27.5 ins).
- Padded upright dining chairs with no arms are provided.
- The dining area is adequately lit with halogen flush mounted ceiling lights operated by dimmer switches at the entrance door.
- Glazed patio doors open over a 200mm (7.9 ins) high step onto the garden terrace.

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 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 3 double bedrooms in the property, two 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 770mm (30.3 ins).
- Level access is provided to 2 bedrooms whilst the smaller of the zip & link rooms has a step 110mm (4.3 ins) high at the entrance.
- There are built in wardrobes in all bedrooms.
- All furniture is free standing & readily movable.
- The 2 bedrooms with level access have adequate space around the beds for wheelchair access.
- All beds are 600mm (23.6 ins) high to the top of the mattress & are of a divan type.
- 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 taupe coloured short pile carpets.
- The zip & link bedroom with level access also has a television with subtitle facility.

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

- Level access is provided off the hallway with a clear door opening of 690mm (27.1 ins).
- The bathroom comprises of wash basin, wc & bath with shower over.
- The wc seat is 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 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.



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 with a clear door opening of 770mm (30.3 ins).