

## **Access statement for 'Sea Breeze' self catering holiday home**

### **Introduction**

Our self catering holiday home is a 3 bedroom semi-detached property. We have tried to provide as much information as possible within this statement, however, if you have any queries please do not hesitate to contact us.

### **Pre-arrival**

- We have a website which contains information on the local area, photographs of the property, booking information and other useful links.
- Bookings/enquiries can be made via email or phone.
- The nearest bus stop is 10 metres from the property.
- The nearest train station (Alnmouth) is 6 miles away.

### **Arrival & Car parking facilities**

- There is a private driveway which will accommodate 3 cars comfortably.
- Car parking is levelled block paving which is flat and even.
- Guests will have access to the property from 3pm on the day of arrival (Friday) and are asked to vacate by 10am on day of departure.

### **Access**

- The property is accessed via pvc door from the driveway.
- The door is 28" wide (clearance) with one 4" step + ½" pvc thresh.
- There are no grab rails in place at the access point.
- Access leads to kitchen/dining room.

### **Kitchen/dining room**

- Large open plan kitchen.
- Evenly lit kitchen with spotlights in both ceiling and above work surfaces.
- Good contrast between floor, cupboards and other surfaces.
- Treated wooden floors throughout.
- Bench heights 36".
- Light switches 45" from floor.
- Dining table with 6 chairs, each 20" in height compressed.
- Doorway (1) (28") leads to hallway (1), leading to downstairs bedroom, bathroom and reception room. Hallway (1) has slate flooring.
- Doorway (2) (30") leads to hallway (2), leading to porch, staircase and reception room. Hallway (2) is carpeted throughout.
- Access to patio through double doors (28" single opened & 47" double opened) via 9 ½" step.
- Gas range cooker in place with black granite worktops.
- American style fridge/freezer and microwave available.

### **Downstairs bathroom**

- Accessed from hallway (1).
- 30" doorway.
- Shower cubicle with 5" thresh
- Toilet 17".
- Light switch 45" from floor.
- Slate floor throughout.

### **Downstairs bedroom**

- Accessed via hallway (1).
- Consists of double bed - height 20" compressed - wardrobe and bedside tables x 2.
- Doorway 29".
- Carpeted throughout.
- Light switch 45" from the floor.

### **Downstairs reception room**

- Accessed from hallway (1) & (2).
- 30" doorway from hallway (1) & 26" from hallway (2).
- 3 seated sofa and 2 seated sofa - height 16" compressed.
- Carpeted throughout.
- Leading to sun room with 2 lounge chairs - height 14" compressed.

### **Hallway (2)**

- Leads to staircase, downstairs reception room and rear access (via porch).#
- Carpeted throughout.
- Light 45" from the floor.

### **Rear access - from hallway (2)**

- Two internal ½" steps (carpeted), into porch via doorway of 28".
- Access to garden from porch via 2" step + ½" pvc thresh. Doorway 28".
- Further 2 x 6" concrete steps with unilateral rail, right side descending to patio.

### **Garden**

- Moderately sized garden from patio (grassed). Fenced from cliff face for safety.

### **Staircase**

- 11 x 7" steps to landing (1) with unilateral banister right side ascending.
- From landing (1), right turn to access upstairs reception room via 3 x 7" steps and door with 31" width. No banister in-situ for these three steps.
- From landing (1), left turn to access bedrooms x2 & upstairs bathroom via 3 x steps of 7" with banister left side ascending.
- Staircase and landings carpeted throughout.

### **Upstairs reception room**

- Treated wooden floor throughout.
- Consists of 2 x armchairs and three seated sofa all 14" compressed.
- Light switches 45" from the floor.
- 3 east facing windows opened by handles 36" from the floor.
- Access to balcony through doorway 36" in width via 2" internal step, 7" external thresh and 5" external step.

### **Upstairs bathroom**

- Doorway 26".
- Light 45" from floor.
- Tiled flooring throughout.
- Consists of corner Jacuzzi bath (23" - unsuitable for assistive bathing equipment), shower cubicle (3" thresh) toilet (17") and sink.

### **Master bedroom**

- Doorway 24".
- Carpeted throughout.
- Comprises double bed 18" compressed, wardrobe and bedside tables.
- Leading to en-suite via door 24" in width.

### **En-suite**

- Consists shower cubicle with 5" thresh, toilet (17") and sink.

### **Twin bedroom**

- Door width 27".
- Light 45" from the floor.
- Consists 2 x single beds both 21" compressed, wardrobe and bedside tables.
- Carpeted throughout.

### **Additional information**

- No mobile phone signal is available within the village.
- Information on the local area and points of interest is provided in the property (inc. local menus, bus services and shopping facilities).
- No animals are allowed within the property.
- Tourist information and public toilets are situated within the village.