



PADSTOW COTTAGE COMPANY

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 Kingfisher Cottage

Introduction

Our self-catering cottage is a semi-detached property.

Old Town Location

Steps On Approach

Sleeps Six People

Bedrooms Three First Floor

Bathroom One First Floor

WC and wash basin Ground Floor Rating

We look forward to welcoming you. If you have any queries or require any assistance please phone 07715 374 688 or email info@padstowcottagecompany.co.uk.

Pre-Arrival

- www.padstowcottagecompany.co.uk, includes pictures, text, location of the property, also check availability and tariff and book and pay online.
- info@padstowcottagecompany.co.uk
- 07715 374 688
- Nearest train station Bodmin Parkway which is approximately 25 miles via A30 from Kingfisher, Bodmin Parkway (BOD), Great Western Railway (GW), www.gwr.com, Station

Approach, Liskeard Road, Bodmin, Cornwall and Isles of Scilly, PL30 4BB, 0845 700 0125

- Nearest bus stop is 900 metres from Kingfisher in Station Road.
- Road outside Kingfisher is slight slope.

Key Collection, Welcome and Car Parking

- All holiday details, including, directions, parking, how to access keys and other helpful information will be **emailed to you the day before your arrival date**.
- Key collection from secure key box at Kingfisher.
- Two Car parking spaces for two cars to the rear of Kingfisher.

Entrance to Property

- Door, front, width 77cm, step, one 7cm, step two 7cm.
- No handrail.
- Lighting not available.
- Floor, carpet, cream.

Halls, Stairs, Landings, Passageways

- Hall, ground floor, open plan, living area, dining area.
- Lighting, ceiling lamps, wall lights.
- Floor, hall area, carpet, colour, neutral, stairs, carpet, short pile, colour, neutral.
- Stairs, step, twelve, width 78cm, depth 21cm, height 21cm, handrail.
- Wall, colour, white.

Sitting Room/Lounge

- Ground floor, level access from hall area, open plan, living room, dining area, stairs, landing area.
- Door, width 80cm.

- Sofa, two, chair, one, material, colour, brown, chair, checked pattern.
- Widescreen TV with Sky TV, remote control.
- DVD player.
- WiFi.
- Lighting, wall lights, table lamp, standard lamp.
- Floor, carpet, colour, neutral.
- Wall, colour, white.

Dining Room

- Ground floor, level access from lounge area, open plan, lounge area, stairs, landing area.
- Entrance, width 80cm.
- Table, oblong, wood, leg on each corner, height lowest point of table 63cm, width 90cm, length 180cm.
- Free space between table and walls all round 55cm.
- Chairs, four, wood, no arm, padded seat cover, leather, colour, brown, moveable. Bench additional seating.
- Lighting, ceiling lamp.
- Floor, carpet, colour, neutral.
- Wall, colour, white.

Kitchen

- Ground floor, level access from lounge area, entrance width 81cm.
- Oven door, drop down, height of lowest shelf from floor 35cm.
- Hob, height 90cm.
- Worktop, height 90cm.
- Sink, height 90cm cupboard underneath.
- Fridge with freezer compartment highest shelf from the floor, fridge 70cm, freezer 65cm.
- Unit, colour, white, worktop, wood laminate.

- Lighting, ceiling spotlights, cooker hood lighting.
- Floor, laminate, colour, oak.
- Wall, paint, colour, white.

Bedrooms and Sleeping Areas

- Double bedroom, first floor, level access from landing area.
 - Door, width 74cm.
 - Bed, double, width 4ft 6ins, height, floor to top of mattress 50cm, transfer space, right 90cm, left 85cm.
 - Lighting, ceiling lamp shade, table lamps.
 - Floor, carpet, short pile, colour, neutral.
 - Wall, colour, white.
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- Double bedroom, first floor, level access from landing area.
 - Door, width 74cm.
 - Bed, double, width 4ft 6ins, height, floor to top of mattress 50cm, transfer space, right 112cm, left 80cm.
 - Lighting, ceiling lamp shade, table lamps.
 - Floor, carpet, short pile, colour, neutral.
 - Wall, colour, white.
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- Twin bedroom, second floor, level access from landing area.
 - Door, width 74cm.
 - Bed, single, two, width 3ft, height, floor to top of mattress 50cm, transfer space, right 90cm, no transfer space left. Second twin, transfer space, right 60cm, left 46cm.
 - Lighting, ceiling lamp shade, wall lights.
 - Floor, carpet, short pile, colour, neutral.
 - Wall, colour, white.

Bathrooms, Shower-rooms and Toilets

- Bathroom, first floor, level access from landing area.

- Door, width 74cm.
- Bath, height 56cm.
- Toilet seat, height 40cm.
- Space, toilet, right 23cm, left 78cm.
- Space, under wash hand basin, free, basin height 80cm.
- Lighting, ceiling lamp, illuminated mirror.
- Floor, tile, colour, neutral.
- Wall, tile, ceramic, colour, white, paint, colour, white

- Ensuite, first floor level access from double bedroom.
- Door, width 74cm.
- Shower door width, 77cm, 1 step 34cm
- Toilet seat, height 40cm.
- Space, toilet, right 19cm, left 23cm.
- Space, under wash hand basin, free, basin height 80cm.
- Lighting, ceiling lamp, mirror.
- Floor, tile, colour, neutral.
- Wall, tile, ceramic, colour, white, paint, colour, white

- Downstairs WC, ground floor access from kitchen.
- Door, width 74cm.
- Toilet seat, height 40cm.
- Space, toilet, right 10cm, left 10cm.
- Space, under wash basin, free, basin height 80cm.
- Lighting, ceiling spotlights, mirror.
- Floor, laminate, colour, oak.
- Wall, colour, white, paint.

Laundry/Utility Room

- Worktop, height 90cm.

Garden

- Step, ten, down to patio area, steps, four up to raised area.
- Patio, paved, level, table, one, chair, six.

Additional Information

- Smoking is not allowed in Kingfisher.
- Pet is not allowed in Kingfisher.

- Hospital – Accident & Emergency:
 - Bodmin Community Hospital, (Minor Injury Unit. Open every day between 8am and 10pm).
 - Telephone: 01208 251300
 - Address: Boundary Road, Bodmin, Cornwall, PL31 2QT
 - Website: <http://www.peninsulacommunityhealth.co.uk>

- Royal Cornwall Hospital (Treliske) (24 hour)
 - Telephone: 01872 250000
 - Address: Treliske, Truro, Cornwall, TR1 3LJ

Future Plans

- Not available.

Contact Information

Telephone: 07715 374 688

Email: info@padstowcottagecompany.co.uk

Website: www.padstowcottagecompany.co.uk

Hours Of Operation: Monday to Friday 9am to 1pm

Local Carers: Doctors, Petroc Group Practice, The Medical Centre, Boyd Ave, Padstow, Cornwall, PL28 8ER, Tel 01841 532346

Local Public Transport: Traveline South West, www.travelinesw.com, info@travelinesw.com, Tel 0871 200 22 33