



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 No.1 Exbury House

Introduction

Our self-catering cottage is first floor apartment

Padstow Town Loca6on

Steps On Approach

Sleeps Six People

Bedrooms Three

Shower Rooms Two

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 1 Exbury House, 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 100 metres from 1 Exbury House in Station Road.
- Road outside 1 Exbury House is slight slope.

Key Collection, Welcome and Car Parking

- Direction details, holiday details, parking details and how to access keys details will be emailed to you in your Pre Arrival Email the day before your arrival date.
- Key collection from secure key box at 1 Exbury House.
- Welcome information Perspex stand in Exbury House.
- Car parking available in front of 1 Exbury House garage, slight slope, tarmac.

Entrance to Property

- Steps, seventeen down from garage area, up thirteen to patio area.
- Step, two up to front door, height 11cm and 14cm.
- No handrail.
- Front door, width 95cm, inner hall door width 83cm.
- Lighting, porch light.
- Floor, hall area, tiles, grey multi.

Halls, Stairs, Landings, Passageways

- Hall.
- Lighting, ceiling lights.
- Floor, hall area, tile, colour, grey multi.

- Stairs to first floor, step, seventeen and six, carpet, colour, neutral.
- Wall, colour, white aqua.

Sitting Room/Lounge Area

- First floor, level access from hall, open plan, lounge area, dining area and kitchen area.
- Door, width 81cm.
- Sofa, two, colour, grey, armed.
- 49 inch Smart TV including Smart YouView and Netflix.
- WiFi.
- Lighting, ceiling light, standard lamp, table lamp.
- Floor, bamboo,
- Wall, colour, white aqua.

Dining Room Area

- First floor, open plan, lounge area, kitchen area.
- Door, width 76cm.
- Table, oblong, wood, leg on each corner, height lowest point of table 70cm, width 95cm, length 150cm.
- Free space between table and walls all round 50cm.
- Chairs, six, wood, no arm, seat pads, colour, grey, moveable.
- Lighting, ceiling.
- Floor, bamboo.
- Wall, colour, white aqua
- Door to balcony, width 57cm, step down 6cm and 8cm.

Kitchen Area

- First floor, door, width 76cm.
- Oven door, drop down, height of lowest shelf from floor 78cm.

- Hob, height 93cm.
- Worktop, height 93cm.
- Sink, height 93cm cupboard underneath.
- Fridge, freezer, highest shelf from the floor, freezer 60cm, fridge 168cm.
- Unit, colour, neutral, work top, granite, colour, grey.
- Lighting, recessed spotlights.
- Floor, bamboo.
- Wall, colour, white aqua.

Bedrooms and Sleeping Areas

- **Master double bedroom**, first floor, level access from landing area.
- Door, width 73cm.
- Bed, double, width 5ft, height, floor to top of mattress 60cm, transfer space, right 65cm, left 50cm. • Lighting, ceiling light, table lamps.
- Floor, carpet, short pile, colour, neutral.
- Wall, colour, white aqua.

- **Double bedroom**, first floor, level access from landing area. • Door, width 73cm.
- Bed, double, width 4ft 6ins, height, floor to top of mattress 60cm, transfer space, right 100cm, left 65cm.
- Lighting, ceiling light, table lamps.
- Floor, carpet, short pile, colour, neutral.
- Wall, colour, white aqua.

- **Bunk bedroom**, first floor, level access from landing area.
- Door, width 73cm.
- Bed, bunks, two, width 3ft, length 190cm, height, floor to top of mattress 50cm and 140cm transfer space right 97cm.
- Lighting, ceiling lamp, bed lamps.

- Floor, carpet, short pile, colour, neutral.
- Wall, colour, white aqua.

Bathrooms, Shower-rooms and Toilets

- **Shower room one**, first floor, level access from landing area.
- Door, width 72cm.
- Toilet seat, height 46cm.
- Shower door, width 76cm, step up 8cm.
- Space, toilet, right 27cm, left 28cm.
- Space, under wash hand basin, unit, basin height 86cm.
- Lighting, downlights.
- Floor, tile, colour, multi grey.
- Wall, tile, ceramic, colour, grey, paint, colour, white aqua.
- **Shower room two**, first floor, level access from landing area.
- Door, width 73cm.
- Toilet seat, height 46cm.
- Shower door, width 57cm, step up 8cm.
- Space, toilet, right 35cm, left 18cm.
- Space, under wash hand basin, unit, basin height 86cm.
- Lighting, downlights.
- Floor, tile, colour, multi grey.
- Wall, tile, ceramic, colour, neutral, paint, colour, white aqua.

Garden

- Patio, paved, level.

Additional Information

- Information stand available in 1 Exbury House.
- Smoking is not allowed in 1 Exbury House.

- Pet is not allowed in 1 Exbury House.
- 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>
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- Royal Cornwall Hospital (Treliske) (24 hour)
- Telephone: 01872 250000
- Address: Treliske, Truro, Cornwall, TR1 3LJ
- Website: <http://www.rcht.nhs.uk>

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