



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 Rock Lobster

Introduction

Our self-catering cottage is an end-terrace property.

'Old Town' Location

Level Approach

Sleeps Four People

Bedrooms Two First Floor

Bathroom One First Floor

Cloakroom En-Suite One First Floor

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 Rock Lobster, 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 300 metres from Rock Lobster in Station Road.
- Road outside Rock Lobster is level.

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 Rock Lobster.
- Car parking space for one car next to Rock Lobster, level, tarmac.

Entrance to Property

- Door, front, width 70cm.
- Step, one, down to lounge area.
- No handrail.
- Lighting not available.
- Floor, slate.

Halls, Stairs, Landings, Passageways

- Hall area, ground floor, open plan, kitchen area, dining area.
- Door, front, width 70cm.
- Lighting, recess spotlights.
- Floor, hall area, slate, stairs, carpet, short pile, colour, grey, landing area, Karndean, colour, brown.
- Stairs, step, twelve, width 56cm, depth 24cm, height 18cm, handrail.
- Wall, colour, white.
- Step, one, from landing area to king size bedroom, twin bedroom, bathroom, width 94cm, height 20cm.
- Door, width, from landing area to garden, width 77cm.

Sitting Room/Lounge

- Ground floor, level access from hall area, open plan, kitchen area, dining area, stairs, landing area.
- Door, front, width 70cm.
- Sofa, chaise, leather, colour, tan, chair, one, leather, colour, brown, armed.
- Smart TV with integrated Freeview, remote control.
- DVD player.
- Sonos sound system.
- WiFi.
- Lighting, recessed spotlights, standard lamps.
- Floor, slate, rug, colour, neutral.
- Wall, colour, white.

Dining Room

- Ground floor, step, one up from lounge area, width 150cm, height 26cm, open plan, lounge area, kitchen area, stairs, landing area.
- Entrance, width 160cm.
- Table, oblong, wood, colour, white, leg on each corner, height lowest point of table 70cm, width 76cm, length 120cm.
- Free space between table and walls all round 50cm.
- Chairs, four, wood, colour, white, chrome, no arm, moveable.
- Lighting, recessed spotlights, light tube.
- Floor, Karndean, colour, brown.
- Wall, colour, white.

Kitchen

- Ground floor, step, one up from lounge area, height 26cm, open plan, lounge area, kitchen area, stairs, landing area.
- Door, kitchen, width, 76cm.

- Oven door, drop down, height of lowest shelf from floor 45cm.
- Hob, height 94cm.
- Worktop, height 94cm.
- Sink, height 94cm cupboard underneath.
- Fridge/freezer, highest shelf from the floor, fridge 140cm, freezer 140cm.
- Unit, colour, white, worktop, Quartz, colour, white.
- Lighting, recessed spotlights, light tube.
- Floor, Karndean, colour, brown.
- Wall, tile, ceramic, colour, white, paint, colour, white.

Bedrooms and Sleeping Areas

- King size bedroom, first floor, level access from upper landing area, step, one, up from landing area, height 20cm.
 - Door, width 66cm.
 - Door, to garden, width 168cm.
 - Bed, king size, width 5ft, height, floor to top of mattress 55cm, transfer space, right 30cm, left 130cm.
 - Lighting, recessed spotlights, table lamps.
 - Smart TV with integrated Freeview and Sonas sound system.
 - Floor, Karndean, colour, brown.
 - Wall, colour, white.
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- Twin bedroom, first floor, level access from landing area.
 - Door, width 66cm.
 - Bed, single, two, width 3ft, height, floor to top of mattress 55cm, transfer space, between beds, width 45cm, left 30cm.
 - Lighting, recessed spotlights, table lamp.
 - Floor, Karndean, colour, brown.
 - Wall, colour, white.

Bathrooms, Shower-rooms and Toilets

- Bathroom, first floor, level access from upper landing area, step, one, up from landing area, height 20cm.
 - Door, width 66cm.
 - Bath, height 55cm.
 - Toilet seat, height 40cm.
 - Space, toilet, right 20cm, left 80cm.
 - Space, under wash hand basin, free, basin height 84cm.
 - Lighting, recessed spotlights.
 - Floor, Karndean, colour, brown.
 - Wall, tile, ceramic, colour, white, paint, colour, white.
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- En-suite twin bedroom, first floor, level access from twin bedroom.
 - Door, width 66cm.
 - Toilet seat, height 40cm.
 - Space, toilet, right 20cm, left 20cm.
 - Space, under wash hand basin, free, basin height 84cm.
 - Lighting, recessed spotlights.
 - Floor, Karndean, colour, brown.
 - Wall, tile, ceramic, colour, white, paint, colour, white.

Garden

- Steps, one, up to decked area, height, 30cm, step, four, up to artificial grass area, slate chippings area.
- Decked area, level, table, one, chair, four, armchair, two, sofa, one, coffee table, one.

Additional Information

- Smoking is not allowed in Rock Lobster.
- Pet is allowed in Rock Lobster.

- 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
- 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