**ACCESS STATEMENT FOR GORSE COTTAGE**

**Introduction**

Our self-catering cottage is a 2 floor property. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

**Pre-Arrival**

* We have a basic website
* Bookings/enquiries can be made via the website, email or phone
* The nearest bus stop in the town is ½ mile from the cottage
* The nearest train station (The Town) is 0.5 miles away; there are accessible taxi’s at that station

**Arrival & Car Parking Facilities**

* There is parking next to the cottage
* The parking is levelled paved, flat and even
* There is no street parking
* The entrance at the front has no steps, but has a small ledge (door hinged on the right).
* Parking is 2 metres from the entrance

**Main Entrance, Reception**

* The door is 86cm wide and key hole lock is 80cm high

**Public Areas – Hall, Stairs, Landing, Corridors etc.**

* Décor is magnolia, laminate wood flooring
* 2 Smoke Alarms are fitted in the living room and 1 in the hallway
* Stairs are 62 cm wide (narrow for some people) and carpeted
* Upstairs landing carpeted

**Public Areas – Sitting Room, Conservatory, Lobbies etc.**

* The lounge connects to bedroom 3, 4, 5, the main bathroom and the kitchen
* Rectangular Table, legs on each corner. 65cm from floor to lowest point of table (under space). 1.8 metres long, 1.2 metres wide and 65cm high
* Free space between table and walls is at least 80cm all around
* Chairs (moveable) 2 chairs with padded seat and no arms in the conservatory. There is a further desk chair in the bedroom if needed with arms
* Laminate Flooring is throughout the ground floor
* Furniture is moveable and all is non feather
* One large L shaped sofa (sits 7) a pouf and one easy chair provided, armed
* Freeview and Apple TV provided with remote control (also available are DVD, iPod docking station, CD/radio player)

**Laundry**

* There is no separate laundry but there is a standard size washer dryer, which is front loading provided in the kitchen.

**Outdoor Facilities**

* Fenced in garden with bicycle shed and storage shed for cushions for garden furniture
* Table and chairs for summer eating

**Bedrooms & Sleeping Areas**

Bedroom 1

* Door width 85cm
* Double bed provided width 5ft
* Bed height 48cm floor to top of mattress
* Non feather duvets and pillows provided
* Sheets, duvet covers and pillow cases are cotton
* Largest transfer space available to left or right of bed is 1 metre
* Largest free space clear of doors and furniture is 120cm by 190
* En-suite shower room with toilet & large hand basin and under floor heated tiles

Bedroom 2

* Door width 85cm
* 2 single beds provided width 3ft 6 in or zip bed into double
* Bed height 50cm floor to top of mattress
* Non feather duvets and pillows provided
* Sheets, duvets covers and pillow cases are cotton
* Largest transfer space available to left or right of bed is 1.5 metres
* Largest free space clear of doors and furniture is 120cm by 190cm

Bedroom 3

* Door width 85cm
* Double bed provided width 5ft
* Bed height 46cm floor to top of mattress
* Non feather duvets and pillows provided
* Sheets, duvet covers and pillow cases are cotton
* Largest transfer space available to left or right of bed is 1 metre
* Largest free space clear of doors and furniture is 120cm by 140
* En-suite shower room with walk-in shower, towel rail warmer, hand basin, toilet and under floor heated tiles

Bedroom 4

* Door width 85cm
* Double bed provided width 5ft
* Bed height 46cm floor to top of mattress
* Non feather duvets and pillows provided
* Sheets, duvet covers and pillow cases are cotton
* Largest transfer space available to left or right of bed is 1 metre
* Largest free space clear of doors and furniture is 100cm by 100
* En-suite shower room with shower, toilet, hand basin and under floor heated tiles

Bedroom 5

• Door width 85cm

• Two single beds provided width 3ft for both

• Bed heights 48cm floor to top of mattress

• Non feather duvets and pillows provided

• Sheets, duvet covers and pillow cases are cotton

• Largest transfer space available to left or right of bed is 1 metre

• Largest free space clear of doors and furniture is 80cm by 150

**Bathroom**

* Door width is 85cm
* Bath with flexible shower over
* Bath height is 47cm
* Free space in bathroom (free of doors and furniture) is 1.5 by 1.2 metres
* Toilet seat height is 45cm
* No available space to the left or right of toilet
* Flooring is tiled
* Room may be big enough for a disabled person
* hand basin and under floor heated tiles

**Self-Catering Kitchen**

* Kitchen leading to living room, through to conservatory, door from corridor to living space is 79cm
* Worktop height is 90cm
* Oven door is drop down, height of lowest shelf is 1.12 metres, can be accessed from the side
* Sink is 88cm high with cupboards underneath
* Hob is 90cm high and gas
* Flooring is laminate flooring
* At least 89cm free space between all furniture and worktops
* Evenly lit kitchen with spotlights above work surfaces where required
* Good contrast between floor, cupboards and other surfaces
* fridge freezer in larder, highest shelf in fridge is 130cm

**Grounds & Gardens**

* Large garden front and back. Gated and fully fenced in for dogs and small children

**Additional Information**

Information folder is produced in size 12 font

Good mobile phone reception

The Cottage is no smoking

Pets & service dogs are welcome – please inform us on booking

Wi-Fi available

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**Future Plans**

* No immediate plans for any significant changes to the property

**Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve. If you have any comments please phone 07885 218838 or email info@gorsecottage.co.uk**