



**Cornish**  
holiday cottage

THE PENDARVES

ACCESS STATEMENT

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The Pendarves, Treyarnon Bay, PL28 8JN

### Introduction

A mid-terrace duplex apartment with communal access, accommodation laid over two floors on first and second levels, sleeping up to 4 people. Two bedrooms on level 2, one with ensuite and a separate family bathroom on level 1.

### Key Collection & Parking

There is a key box at the property for access, the code will be provided within the pre-arrival email.

There is provision for parking of one car at this property. Gentle slope to parking space at front of property with room for one car. Walk down a gentle incline towards the front door, approx. 10 metres from the car parking area, as detailed within the approach below.

### The Property

#### External Approach & Entrance

- From the allocated parking space, gentle slope to the property, down one slight step, with the numbered key safe area to the left of the communal door, respectively.
- Step through communal door, door width approx. 88cm, into communal entry hall.
- Once passed through communal door, walk up 16 steps to the right to first level and Pendarves front door. Step up over threshold into entrance porch with tiled flooring approx. 3cm.
- Front door width approx. 90.5cm.
- Front door handle height approx. 96.5cm.

#### Porch, Stairway and Hallway

- Door from hallway into open plan living, kitchen, dining area, and family bathroom.
- Internal door widths 71cm.
- Internal door handle heights 107cm.
- White walls.
- Lighting in hall – spots. Stairwell – wall lights.
- Door from hallway into cleaning cupboard, housing boiler and fuse box.
- Stairs to level 2, carpeted, with 14 treads, height approx. 18cm, depth 25cm and width 70cm.

### **Living/Dining Area**

- Door width – approx. 70.5cm
- Open plan into the kitchen. French windows which lead to the outdoor patio area, lip onto patio approx. 11cm, width 192.5cm.
- Tiled floor throughout with a large rug in living area.
- L-shaped sofa, seat heights approx. 36cm. The furniture is not fixed in position.
- There is a flat screen TV with a remote control.
- Wi-Fi (PlusNet box)
- Lighting, spotlights.
- White walls.
- Circular dining table height – 70.5cm. Four adjoining legs.

### **Kitchen**

- Oven door, drop down, 72.5cm.
- Worktop and sink height, approx. 90cm.
- Cream units with black laminated worktop. White walls.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Washer/dryer machine in cupboard under stairwell.

### **Master Bedroom**

- Double size bedroom, level access from 2<sup>nd</sup> floor landing area, carpeted.
- Entrance door width approx. 70cm.
- Bed width 140cm, height floor to top of mattress 58cm, synthetic duvet and pillows.
- One bedside lamp, spotlights.
- White walls.
- Small flat screen TV with remote.

### **Master Ensuite**

- Sliding door width – approx. 65cm.
- Shower cubicle with step of 23.5cm.
- Shower control accessibility height 105cm.
- Shower sockets.
- No grab rails.
- Transfer space limited.
- Tiled floor and walls.
- Lights - spots

## Family Bathroom

- Door width – approx. 81cm.
- Tiled floor and white tiled walls.
- Bath height approx. 59cm.
- Shower over bath with shower controls at approx. 118cm.
- Shower sockets.
- Lights - spots

## Bedroom 2

- Twin bedroom, level access from hallway, carpeted.
- Entrance door width approx. 70cm.
- Bed width 97cm, height floor to top of mattress 54cm, synthetic duvet and pillows.
- Spotlights and one bedside lamp.
- Door to built-in hanging space.
- White walls.

## Outdoor Area

- Paved balcony accessed from 1<sup>st</sup> floor Living/Dining area with four chairs and circular table with safety glass balustrade at height compliant with building regs.

## Additional Information

Smoking is not permitted on the premises. Dogs are permitted. The property is suitable for children, children should not be unattended.

All measurements are approximate. We aim to be as comprehensive as possible, but we cannot advise on the suitability of the property to suit your party. It is advised that you make your own specific needs known to Cornish Holiday Cottage.

Please read this statement in conjunction with the property descriptions and photographs.

A guide of the general local area can also be found within the property information link within the pre-arrival email.

## Contact Us

Cornish Holiday Cottage is brought to you by Cornwall Estates (Padstow) Limited.

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