



Cornish
holiday cottage



ACCESS STATEMENT

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Sandpiper, 119 Foxglove Crescent, PL28 8TQ

Introduction

A detached bungalow property with private access, accommodation laid over one level, three bedrooms sleeping up to 6 people, one family bathroom.

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 one vehicle at this property. From the driveway, walk approximately 10m towards Sandpiper's front door, with a small step up into the external porch area, steps as detailed within the approach below.

The Property

External Approach & Entrance

- From the driveway, walk 10m along the tarmacked path and one step up, tread height 13.2cm, towards the enclosed porch area and front door.
- Step up over threshold into carpeted living/dining area, lip approx. 13cm.
- Front door width approx. 75cm.
- Front door height 187.2cm
- Front door handle height approx. 109cm.

Living Area

- Open into the kitchen/dining room with doors off to bathroom and bedrooms.
- Internal door handle heights approx. 98.7cm
- Carpeted floor.
- White walls.
- Lighting – spotlights.
- Door width – 75cm
- One beige sofa, seat height approx. 44cm, one padded wooden and white chair, seat height approx. 37.8cm. The furniture is not fixed in position.
- There is a flat screen TV with a remote control.

Dining Area

- Dining table height – 76.1cm. Four legs.
- Lighting, spotlights.
- White walls.
- Carpeted floor.

Kitchen

- Entrance width – 94cm.
- Oven door, drop down, height approx. 70.3cm,
- Worktop and sink height, 92.3cm.
- Laminated floorboard-effect.
- White units with black laminated worktop. White walls and cream splashback tiles.
- Lighting - spots, cooker hood lighting.
- Free-standing fridge-freezer.
- Door to outside area, door width approx. 75.4cm, lip and step down approx. 30cm.

Bedroom 1

- Double bedroom, carpeted floor.
- Entrance door width 75cm.
- Double bed width 145cm, height floor to top of mattress 56cm. Synthetic duvet and pillows.
- One ceiling light and two bedside lamps.
- Wall colour - cream.
- Built in cupboard with sliding doors.

Bedroom 2

- Twin beds, carpeted floor.
- Entrance door width 75cm.
- Two single beds, width 90cm, height floor to top of mattress 50cm. Synthetic duvet and pillows.
- One ceiling light, one bedside lamp.
- Wall colour - cream.
- Built in cupboard with sliding doors.

Bedroom 3

- Bunk bedroom, carpeted floor.
- Entrance door width 74cm.
- Bunk bed width 98cm, height floor to top of mattress approx. 39cm and 121cm respectively, length 198cm, synthetic duvet and pillows.
- Spot lighting.
- Wall colour - cream.

Family Bathroom

- Door width – 75cm
- Bath height 52.7cm, tap height 56.3cm
- Shower control height 161cm.
- No grab rails.
- Transfer space limited.
- Laminate floor.
- Wall colour – cream walls and white tiles.
- Cupboard housing washing machine and cleaning products.

Garden

- Tarmacked parking area within grassed front garden, small, gravelled path leading through a small gate to right hand side of the property to a grassed back garden area with picnic table and outdoor tap.

Additional Information

Smoking is not permitted on the premises. Dogs are not 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

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5 Broad Street, Padstow, PL28 8BS

01841 550998

hello@cornishholidaycottage.com

Kitchen – First Floor

- Vinyl wood effect floor.
- Under counter oven and grill. Oven door 70.6cm from floor.
- Worktop and sink height- 90.6cm.
- Cream units, grey tiled splashback, faux wood worktops.
- Light yellow colour on walls.
- Recessed ceiling spotlights.
- Fridge- opens chest height.

Additional Information

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

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