



Cornish
holiday cottage

TRISTAN

ACCESS STATEMENT

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PROPERTY:		TRISTAN, TREVONE BAY, PL28 8QX																		
DESCRIPTION OF PROPERTY -																				
Detached three-storey house																				
ENTRANCE					DINING ROOM										EN-SUITE BATHROOM					
DESCRIPTION OF APPROACH		Tarmac driveway with ample parking			TABLE HEIGHT		0.76m								BATH HEIGHT		na			
DISTANCE FROM PARKING TO DOOR		1metre			SEAT HEIGHT		0.5m								1.05m					
THRESHOLD HEIGHT		8cm			FLOORING TYPE		laminate								STEP INTO SHOWER HEIGHT			none		
FRONT DOOR WIDTH		0.88m			WALL COLOUR		light								FLOORING TYPE		tiled			
FRONT DOOR HANDLE HEIGHT		1.10m			LIGHTING DETAIL		ceiling ights								WALL COLOUR		tiled			
HALLS					ENTRANCE DOOR WIDTH		0.75m								LIGHTING DETAIL		recessed spotights			
WHAT LEADS OFF HALLS		cloakroom and bedroom one			DOOR HANDLE HEIGHT		1m								ENTRANCE DOOR WIDTH		0.75m			
FLOORING TYPE		tiled			KITCHEN								DOOR HANDLE HEIGHT		1m					
WALL COLOUR		light			OVEN DOOR TYPE & HEIGHT				drop forward, 1.20m				GRAB RAILS?		no					
LIGHTING DETAIL		recessed spotlights			WORKTOP & SINK HEIGHT		0.9m								TRANSFER SPACE?		yes			
STAIRS - ground floor to first floor					FLOORING TYPE		laminate								BEDROOM 2					
NUMBER OF TREADS		seven			WALL & UNIT COLOURS		light green units, black counter tops								BED WIDTH		TWIN			
TREAD DEPTH		1.64m			LIGHTING DETAIL		recessed spotlights								BED HEIGHT		0.66M			
TREAD HEIGHT		0.27m			TABLE SEAT HEIGHT		0.75m								FLOORING TYPE		carpet			
TREAD WIDTH		1.31m			TABLE HEIGHT		.05m								WALL COLOUR		light			
HANDRAIL?		yes			ENTRANCE DOOR WIDTH		n/a								LIGHTING DETAIL		recessed spotlights			
STAIRS - first floor to second floor					DOOR HANDLE HEIGHT		0.75m								ENTRANCE DOOR WIDTH		0.75m			
NUMBER OF TREADS		seven			WASHING FACILITIES		1m								DOOR HANDLE HEIGHT		1m			
TREAD DEPTH		1.64m			BEDROOM 1								FURNITURE FIXED?		no					
TREAD HEIGHT		0.27m			BED WIDTH		SUPERKING								BEDROOM 3					
TREAD WIDTH		1.31m			BED HEIGHT		0.66M								BED WIDTH		KING			
HANDRAIL?		yes			FLOORING TYPE		carpet								BED HEIGHT		0.66M			
STAIRS - second floor to third floor					WALL COLOUR		light								FLOORING TYPE		carpet			
NUMBER OF TREADS		seven			LIGHTING DETAIL		recessed spotlights								WALL COLOUR		light			
TREAD DEPTH		1.64m			ENTRANCE DOOR WIDTH		0.75m								LIGHTING DETAIL		recessed spotlights			
TREAD HEIGHT		0.27m			DOOR HANDLE HEIGHT		1m								ENTRANCE DOOR WIDTH		0.75m			
TREAD WIDTH		1.31m			FURNITURE FIXED?		no								DOOR HANDLE HEIGHT		1m			
HANDRAIL?		yes												FURNITURE FIXED?		no				

BEDROOM 4			LIVING ROOM						
BED WIDTH	KING		SOFA HEIGHT 1	0.35m					
BED HEIGHT	0.66M		SOFA HEIGHT 2	0.3m					
FLOORING TYPE	carpet		SOFA HEIGHT 3	0.37m					
WALL COLOUR	light		FURNITURE FIXED?	no					
LIGHTING DETAIL	recessed spotlights		TV WITH REMOTE?	yes					
ENTRANCE DOOR WIDTH	0.75m		FLOORING TYPE	carpet					
DOOR HANDLE HEIGHT	1m		WALL COLOUR	light					
FURNITURE FIXED?	no		LIGHTING DETAIL	recessed spotlights					
EN-SUITE BATHROOM			GARDEN						
SHOWER CONTROL HEIGHT		1.5m	DESCRIPTION	Majority laid to lawn					
STEP INTO SHOWER HEIGHT		none	ANY STEPS?	no steps					
FLOORING TYPE	laminate		GROUND TYPE	lawn					
WALL COLOUR	tiled		ACCESSED FROM?	kitchen and dining room					
LIGHTING DETAIL	recessed spotlights		Additional Information						
ENTRANCE DOOR WIDTH	0.75m		Smoking and vaping are not permitted on the premises. Dogs are not permitted.						
DOOR HANDLE HEIGHT	1m		The property is suitable for children, but children should not be left unattended.						
GRAB RAILS?	no		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.						
TRANSFER SPACE?	no		Please read this statement in conjunction with the property descriptions and photographs.						
BATHROOM									
BATH HEIGHT	0.58m		It is advised that you make your own specific needs known to Cornish Holiday Cottage.						
SHOWER CONTROL HEIGHT		1m							
STEP INTO SHOWER HEIGHT		none	Contact Us						
FLOORING TYPE	tiled		Cornish Holiday Cottage is brought to you by Cornwall Estates (Padstow) Limited.						
WALL COLOUR	tiled		5 Broad Street, Padstow, PL28 8BS						
LIGHTING DETAIL	recessed spotlights		01841 550998						
ENTRANCE DOOR WIDTH	0.75m		hello@cornishholidaycottage.com						
DOOR HANDLE HEIGHT	1,								
GRAB RAILS?	no								
TRANSFER SPACE?	yes								