



**Cornish**  
holiday cottage

THE TREBETHERICK

ACCESS STATEMENT

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The Trebetherick, Treyarnon Bay, PL28 8JN

### Introduction

An end of terraced ground floor property with private access, accommodation laid over one floor, two bedrooms both with ensembles, sleeping up to 4 people.

### 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 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 down to the garden gate entrance, walled to side.
- Step up over threshold into entrance porch with tiled flooring approx. 3cm.
- Front door width approx. 97cm.
- Front door handle height approx. 100cm.

#### Porch and Hallway

- Door from porch to tiled open plan hallway, kitchen, dining and living area.
- Internal door widths 81cm.
- Internal door handle heights 106cm.
- White walls.
- Lighting in hall – spots.

#### Living/Dining Area

- Open into the kitchen. Doors which lead to the outdoor patio area, lip onto patio approx. 6.7cm, door width 192.5cm.
- Tiled floor throughout with a large rug in living area.
- Matching large 2-seater sofas, seat heights approx. 39cm. The furniture is not fixed in position.
- There is a wall-hung flat screen TV with a remote control.
- Wi-Fi (PlusNet box)
- Lighting, spotlights.
- White walls.
- Dining table height – 77.4cm. Four corner legs.
- Cupboard housing boiler and cleaning products

## Kitchen

- Open plan walkway width – approx. 138cm
- Oven door, drop down, 73cm.
- Worktop and sink height, 91cm.
- White units with black laminated worktop. White walls.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Washer/dryer under counter.

## Master Bedroom

- King size bedroom, level access from hallway area, carpeted.
- Entrance door width approx. 81cm.
- Bed width 158cm, height floor to top of mattress 60cm, synthetic duvet and pillows.
- Two bedside lamps, spotlights.
- White walls.
- Small flat screen TV with remote.
- Door to built-in hanging space with safe.

## Master Ensuite

- Door width – approx. 70.5cm.
- Bath with step of 58cm.
- Shower/bath control accessibility height 122cm.
- Shower sockets.
- No grab rails.
- Transfer space limited.
- Tiled floor and walls.
- Lights - spots

## WC

- Door width – approx. 81cm.
- Tiled floor and walls.
- Lights - spots

## Bedroom 2

- Twin bedroom, level access from hallway, carpeted.
- Entrance door width approx. 81cm.
- Bed width 99cm, height floor to top of mattress 45cm, synthetic duvet and pillows.
- Spotlights and one bedside lamp.
- Door to build-in hanging space.
- White walls.

## Bedroom 2 Ensuite

- Shower room, level access from bedroom 2, tiled floor.
- Entrance door width – 70.5cm.
- Step up of 23cm into shower enclosure.
- Shower controls height – 125cm.
- There are no grab rails in the shower cubicle.
- Transfer space limited.
- Spotlight and wall light.
- Shower sockets.
- White tiled walls.

## Outdoor Area

- Large, level patio with path to gate through grassed area, accessed from living area and front door.

## 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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