



Cornish
holiday cottage

NO.4

ACCESS STATEMENT

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No 4, Glynn Rd, Padstow PL28 8EF

Introduction

A terraced property with private access, accommodation laid over three floors, three bedrooms on the first floor sleeping up to 6 people, master bedroom on upper floor sleeping two. Family bathroom on first floor, WC on ground floor. Three steps to the property to enter and two flights of stairs within.

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 no provision for parking at this property. There is on-street parking available to the front of the property, or in surrounding residential streets, no permits required. From the road, step up the curb onto the pavement, the boundary line is directly from the pavement, steps as detailed within the approach below.

The Property

External Approach & Entrance

- From the curb side, 3 uneven height block steps up to the entrance, low wall to one side but no handrail. Step 1- height 17cm, depth 97cm. Step 2- height 24cm, depth 115cm. Step 3- height 13.8cm, depth 42cm.
- Front garden area laid with crazy paving, brick and stone. 3 fake plants in pots.
- Step up over threshold into laminated hallway. Lip to front door 6cm.
- Front door width approx. 81.5cm.
- Front door handle height approx. 110cm

Hall, Stairs & Landing

- Doors from hall to living room, kitchen, storage cupboard and under stairs WC.
- Carpeted stairs with handrail to first floor. Number of treads 13, tread height 19.3cm, depth 23cm, width 76.5
- Carpeted stairs to upper floor. Number of treads 12, tread height 21cm, depth 22.5cm, width 76cm
- Internal door handle heights 99cm
- Laminate flooring in ground floor hallway, carpet on stairs and landing.
- White walls.
- Spot lighting throughout.

Living Area – Ground Floor

- Open into the kitchen / dining room which leads to the rear patio garden.
- Door width -74cm
- Laminate flooring and rug in lounge.
- Two green 2-seater sofas, height 44cm, 2 wooden chairs no arms. The furniture is not fixed in position.
- There is a flat screen TV with a remote control.
- Spot lighting, 2 standard lamps.
- White walls.

Dining Area – Ground Floor

- Tiled floor
- Open into the kitchen (201cm) and living room (263cm)
- Dining table height – 75cm. Four wooden legs from centre.
- There is a flat screen TV with a remote control.
- Lighting, standard lamps.
- White walls.

Kitchen – Ground Floor

- Oven door, drop down below counter, 45cm from floor. Grill above 71cm
- Worktop and sink height, 89cm.
- Light grey units, tiled splashback, white walls
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Entrance door from hallway- width 73cm

Under stairs WC

- Door width – 58cm
- Very limited transfer space
- Tiled floor.
- Dark grey walls.
- No rails

Bedroom 1, First Floor (King)

- King size bedroom, level access from landing area.
- Wooden white floorboards.
- Entrance door width 72.5cm
- Bed width 150cm, height floor to top of mattress 62.5cm, length 200cm.
- Synthetic duvet and pillows.
- 4 x spotlights, 2 x lamps
- Light grey walls

Bedroom 2, First Floor (Bunk room)

- Bunk beds, level access from landing area
- White, wooden flooring, large grey zig-zag rug
- Bed width 90cm, height floor to top of lower mattress 42cm, upper mattress 134cm. Bed length 190cm.
- Synthetic duvets and pillows
- Spotlights
- Light grey walls
- Entrance door width 66.7cm

Bedroom 3, First Floor (Zip and link)

- Small double bed, level access from landing area.
- White, wooden flooring, small rug
- Bed width 130cm (65cm as single), height floor to top of mattress 64.5cm. Bed length 190cm
- Synthetic duvet & pillows.
- Spotlights and lamp.
- Light grey walls.
- Entrance door width – 66cm

Family Bathroom, First Level

- Door width – 66cm
- Bath height 54cm.
- Shower control height 95cm.
- Shower sockets on mirror.
- No grab rails.
- Transfer space limited.
- Black tile-effect laminate floor.
- Cupboard housing boiler.
- Wall colour - white and tiled.

Bedroom 4, Second Level (Zip and link)

- Small double bed
- Carpeted floor
- Bed width 130cm (65cm as single), height floor to top of mattress 64.5cm. Bed length 190cm
- Synthetic duvet and pillows.
- Spotlights, 2 x lamps.
- Light grey walls.
- Entrance door width – 73.5cm

Garden

- Patio garden- tiled wood effect tiles. Wooden shed to rear of garden for storage.
- Retractable washing line fixed to block wall.
- Raised beds to side of patio area.
- Accessed from dining room through French doors. 6.5cm high lip to door.

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.

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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