



Cornish
holiday cottage



ACCESS STATEMENT

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The Foxcove, 3, Ocean Blue, Treyarnon Bay, PL28 8JN

Introduction

A mid-terrace single-storey apartment with communal access, accommodation laid over one floor, sleeping up to 4 people. Accommodation comprises of an open plan kitchen/living dining area, large terrace, family bathroom, twin bedroom and master bedroom with ensuite.

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. There is a walk down a gentle incline towards the front door, approx. 120 metres from the car parking area, as detailed within the approach below.

The Property

External Approach & Entrance

- From the allocated parking space, walk around the rear of the apartments (approximately 120m) to the communal door.
- There is a communal door with entry keypad leading to the hallway. There are no steps or stairs once inside.
- The numbered key safe is mounted on the external wall to the right of the door.
- Step through communal door, threshold height 18cm. door width approx. 89cm, into communal entry hall.
- Front door handle height 98cm

Communal Hallway

- The apartment door is to your right, there are no steps or stairs in the communal hallway.
- Front door to apartment is 89cm wide.
- Threshold height 1.8cm.
- Front door handle height 98cm

Hall, Stairs & Landing

- Once inside the apartment, there is an entrance hall with five steps up into the apartment.
- Tread height 18cm, depth 26cm, width 131cm.
- There is a handrail.
- Internal door handle heights 106cm
- Tiled flooring.
- White walls and skirting boards.
- Recessed ceiling spotlights.
- Once inside there are no steps except for the ones in the hallway.

Living/Dining Area

- Door width – approx. 80cm
- Open plan into the kitchen.
- French doors lead to the outdoor patio area, lip onto patio approx. 3.5cm.
- Tiled floor throughout.
- Two 2-seater leather sofas, seat heights approx. 42cm. The furniture is not fixed in position.
- Ample transfer space around furniture.
- There is a wall mounted flat screen TV with a remote control.
- Wi-Fi (PlusNet box)
- Recessed spotlights throughout with pendant light over dining table.
- White walls and skirting boards.
- Dining table height – 78cm. One central leg.
- Plastic dining chairs with in-built arms

Kitchen

- Oven door, drop down- 75cm.
- Microwave oven, side opening-119.2cm height.
- Worktop and sink height- 95cm.
- Cream units with black worktop.
- White walls and skirting boards.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Washer/dryer machine under counter.
- Under counter fridge.
- Breakfast bar with two stools.

Master Bedroom

- King size bedroom with level access from hallway.
- Entrance door width- 80cm.
- Carpeted floor.
- Bed width 150cm, height floor to top of mattress 62cm.
- Synthetic duvet and pillows.
- Recessed ceiling spotlights, wall-mounted bedside lamps.
- White walls and skirting boards.

Master Ensuite

- Entrance door width- 70cm.
- Corner shower with shower controls at 130cm.
- Step into shower height- 27cm
- No grab rails.
- Limited transfer space.
- Cream coloured tiled floor and walls.
- Recessed spotlights.

Twin Bedroom

- 2 x single beds with level access from hallway.
- Entrance door width- 80cm.
- Carpeted floor.
- Bed width 90cm, height floor to top of mattress 62cm,
- Synthetic duvet and pillows.
- Recessed ceiling spotlights and one bedside lamp.
- White walls and skirting boards.

Bathroom

- Entrance door width- 80cm
- Level entrance from hallway.
- Bath height – 61cm
- Shower control heights 121cm (shower over bath)
- Limited transfer space
- Tiled flooring
- Cream tiled walls and skirting boards.
- No grab rails.

Outdoor Area

- Large, paved terrace accessed from Living/Dining area with four chairs and a table.
- Terrace is tiered with two steps to seating area.
- Gated access to parking area at front of property.

Additional Information

Smoking and vaping are not permitted on the premises. Dogs are not 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

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