



**Cornish**  
holiday cottage

THE QUIES

ACCESS STATEMENT

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The Quies, Treyarnon Bay, PL28 8JN

### Introduction

An end of terraced property with private access, accommodation laid over three floors, three bedrooms all with ensembles; one on the ground floor and two on the second floor, sleeping up to 6 people, steps down 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 provision for parking of one car at this property. From the parking space, walk towards the nearest set of steps, the property is down towards the right at the bottom of the steps, as detailed within the approach below.

### The Property

#### External Approach & Entrance

- From the allocated parking space, gentle slope with 13 slate steps down to the entrance, wall to sides with metal handrail on left-hand side.
- Step up over threshold into entry hall with tiled flooring approx. 0.25cm.
- Front door width approx. 97cm.
- Front door handle height approx. 97cm.

#### Hall, Stairs & Landings

- Doors from hall to carpeted master bedroom and tiled WC (with a cupboard housing the boiler). Carpeted stairs with handrail to first floor. Number of treads 13, tread height 18cm, depth 25cm, width 69cm.
- Internal door widths 81cm.
- Internal door handle heights 107cm.
- Tiled floor in hall and carpeted stairs to 1st landing.
- White walls.
- WiFi (Plusnet Box)
- Lighting in hall and landing - spots, stairway - wall lights.

### **Living/Dining Area – First Floor**

- Open into the kitchen area with doors that lead onto the balcony, lip onto balcony approx. 4cm.
- Door width into dining/living area – approx. 81cm
- Door width out to balcony – approx. 193cm
- Tiled floor throughout.
- Large L-shaped sofa, seat heights 38cm. The furniture is not fixed in position.
- There is a wall-hung flat screen TV with a remote control.
- Lighting, spotlights.
- White walls.
- Dining table height – 77cm. Four corner legs.

### **Kitchen – First Floor**

- Door width – approx. 80.5cm
- Oven door, drop down, 72cm.
- Worktop and sink height, 91cm.
- Cream units with black laminated worktop. White walls.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Washer/dryer under counter.

### **Master Bedroom, Ground Floor**

- King size bedroom, level access from hallway area, carpeted.
- Entrance door width approx. 80.5cm.
- Bed width 163cm, height floor to top of mattress 60cm, synthetic duvet and pillows.
- Two ceiling lights by either bedside, spotlights.
- White walls.
- Door to built-in hanging space.

### **Ensuite, Ground Floor**

- Door width – approx. 70.6cm.
- Bath with step of 121cm.
- Shower/bath control accessibility height 122cm.
- Shower sockets.
- No grab rails.
- Transfer space limited.
- Tiled floor.
- White tiled walls.

### **WC, Ground Floor**

- Door width – approx. 80cm.
- Tiled floor and walls.
- Cupboard to boiler.

### **Bedroom 2, Second Floor**

- Double bed, level access from landing area on second floor, carpeted.
- Entrance door width approx. 70cm.
- Bed width 144cm, height floor to top of mattress 53cm, synthetic duvet and pillows.
- Spotlights and bedside lamps.
- White walls.

### **Bedroom 2 Ensuite, Second Floor**

- Shower room, level access from bedroom 2, tiled floor.
- Entrance door width – approx. 62cm (sliding door).
- Step up of approx. 23cm into shower enclosure.
- Shower controls height – 158cm.
- There are no grab rails in the shower cubicle.
- Transfer space limited.
- Spotlight and wall light.
- Shower sockets.
- White tiled walls.

### **Bedroom 3, Second Floor**

- Twin bedroom, level access from second floor landing, carpeted.
- Entrance door width – 70cm.
- Bed width 94cm, height 63cm, synthetic duvet & pillows.
- Spotlights.
- White walls.

### **Bedroom 3 Ensuite, Second Floor**

- Shower room, level access from bedroom 3, tiled floor.
- Entrance door width – 70cm.
- Step up of approx. 23cm into shower enclosure.
- Shower controls height – approx. 142cm
- There are no grab rails in the shower room.
- Shaving sockets.
- Transfer space limited.
- One spotlight.
- White tiled walls.

### **Outdoor Area**

- Decked balcony from 1<sup>st</sup> floor Living/Dining area with two chairs and safety glass balustrade at height compliant with building regs.
- Two-tiered paved patio area, lower level accessed from ground floor master bedroom with steps up to top tier and via a gate from drive/walkway.

### **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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