



Cornish
holiday cottage

BAY VIEW

ACCESS STATEMENT

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Bay View, 3 Treglos, Constantine Bay, PL28 8GJ

Introduction

Bay View is a 2-storey apartment in the Treglos development at Constantine Bay. Set across two floors, the apartment comprises of three bedrooms, two bathrooms (one ensuite) and a large open plan living/dining/kitchen area, as well as a balcony with sea views. The apartment can be reached from ground level with its own private entry.

Key Collection & Parking

There is a keypad mounted on the external wall of the building, to the right of the front door. The code for this will be provided within the pre-arrival email. The front door gives access to the hallway.

There are two allocated spaces numbered 3 at the rear of the apartments and level paved access from the parking spaces to the apartment entrance.

The Property

External Approach & Entrance

- Level paved access from parking spaces to entrance hallway approx. 5m
- Threshold height- 2.5cm.
- Front door width approx. 90cm.
- Front door handle height approx. 101.8cm

Hall, Stairs & Landing

- Laminated floor with carpeted stairs with handrail to second floor.
- Hallway leading to downstairs bedrooms, family bathroom and utility space.
- Number of stair treads - 14, tread height 20.8cm, depth 25.1cm, width 79.3cm.
- Wooden handrail to stairs.
- Internal door handle heights – 98cm.
- White walls, white skirting board.
- Lighting - spotlights throughout with intermittent floor lights leading up stairwell.
- Cupboard housing washer-dryer machine and cleaning items.

Bedroom 1, Ground Floor

- 2 x bunk beds bed, level access from hallway area, carpeted floor.
- Entrance door width – 81cm.
- Bed widths 90cm. Height floor to top of mattress approx. 134.9cm and 53.7cm length 192.5cm.
- Synthetic duvets and pillows.
- Lighting - spotlights and bedside lamps.
- White walls and skirting boards.

Bathroom

- Entrance door width – 81cm.
- Level access from hallway.
- Bath height- 54.4cm, bath and shower controls height 72.5cm
- Shower over bath.
- No grab rails.
- Ample transfer space.
- Lighting - spotlights.
- Cream tiled floor and walls.
- Shower shaving sockets.
- Cream tiles, white walls, and skirting boards.

Bedroom 2. Master Ensuite, Ground Floor

- Superking-size bed, level access from hallway area, carpeted.
- Access to patioed terrace.
- Entrance door width – 81cm.
- Bed width 180cm height floor to top of mattress 76.5cm.
- Synthetic duvet and pillows.
- Lighting - spotlights and bedside lamps.
- White walls and skirting boards.
- Sliding door to paved outdoor patio area, width approx. 109cm.

Master Ensuite, Ground Floor

- Entrance door width – 81cm.
- Level access from bedroom.
- Shower controls height- 102cm, lip into shower 3cm
- Limited transfer space.
- Lighting - spotlights.
- Shower shaving sockets.
- Beige tiles, white walls, and skirting boards.

Living/Dining Area, Level 1

- Open into the kitchen and balcony.
- Wooden floor throughout.
- 2 x beige upholstered sofas, L-shaped configuration, seat heights 40cm.
- Dining table with 4 corner legs with attached bar - height 77.1cm.
- Dining table has 4 dining chairs with arms and one table bench.
- There is a flat screen TV with a remote control.
- Wi-Fi is available at the property.
- Recessed spotlights throughout.
- White walls and skirting boards.
- Sliding door to balcony area, width 163.8cm, lip 1.5cm

Kitchen, Level 1

- Oven door- drop down. Height 108cm
- Worktop and sink height, 91.8cm.
- White units with white gloss worktop.
- White walls and skirting boards.
- Ceiling spotlights, worktop lighting, cooker hood lighting.

Bedroom 3, Level 1

- Super king-size bed, level access from kitchen area, carpeted.
- Entrance door width – 81cm.
- Bed width 180cm height floor to top of mattress 76.5cm, bed length 194.5cm
- Synthetic duvet and pillows.
- Recessed spotlights and bedside lamps.
- White walls and skirting boards.

WC, Level 1

- Door width approx. 81cm
- Very limited transfer space
- Tiled floor
- White walls
- Lighting - spotlights

Outdoor Balcony, Level 1

- Tiled balcony area with safety balustrade.
- Webber BBQ with cover.
- Sliding door width onto balcony area approx. 163.8cm, lip approx. 1.5cm
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Additional Information

Smoking and vaping are not permitted on the premises. 1 small dog is 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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