



Cornish
holiday cottage

THE VIEW

ACCESS STATEMENT

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The View, 16 Treglos, Constantine Bay, PL28 8GJ

Introduction

The View is a first-floor apartment in the Treglos development at Constantine Bay. Set across one level, the apartment comprises of two bedrooms, two bathrooms and a large open plan living/dining/kitchen area, as well as a balcony with sea views. The apartment can be reached by either stairs or a lift.

Key Collection & Parking

There is a keypad mounted on the external wall of the building, to the right of the front door. This gives access to the communal hallway. Once inside, there is a key safe mounted on the wall, this contains the keys to the apartment. The codes for these will be provided within the pre-arrival email.

There are two allocated spaces numbered 16 at the rear of the apartments and level paved access from the parking spaces to the communal entrance.

The Property

External Approach & Entrance

- Level paved access from parking spaces to communal entrance hallway
- Threshold height- nil
- Front door width approx. 89cm.
- Front door handle height approx. 103cm.

Hall, Stairs & Landing

- Carpeted stairs with handrail to second floor.
- Number of stair treads- 28, tread height 20cm, depth 25cm.
- Handrail to stairs
- Internal door handle heights – 97cm.
- Wooden floorboards and carpet throughout hallway, stairs and landing
- White walls, white skirting board.
- Recessed spotlights throughout.
- Emergency lighting on stairwell and in corridors.
- No internal steps on any floor.
- Direct lift access from ground floor to second floor. Lift door is opposite front door of apartment when you reach second floor.

Living/Dining Area

- Open into the kitchen and balcony.
- Entrance door- width 90cm.
- Wooden floor throughout with large rug in living area.
- 2 x upholstered sofas, seat heights 47cm.
- Dining table with corner legs- height 79cm.
- Dining table has 6 x plastic dining chairs with no arms.
- 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.

Kitchen

- Oven door- drop down. Height 112cm
- Worktop and sink height, 90cm.
- White units with white gloss worktop.
- Island unit with 2 stools and pendant lighting above.
- White walls and skirting boards.
- Ceiling spotlights, worktop lighting, cooker hood lighting.

Bathroom

- Entrance door width – 81cm.
- Level access from hallway.
- Bath height- 55cm
- Shower controls height- 60cm
- Shower over bath.
- No grab rails.
- Ample transfer space.
- Ceiling light.
- Tiled floor and walls.
- Cream tiles, white walls, and skirting boards.

Bedroom 1. King Room, Ground Floor

- Double bed, level access from landing area, wooden floorboards.
- Access to terrace, shared with living/dining area.
- Entrance door width – 90cm.
- Bed width 150cm height floor to top of mattress 76cm
- Feather duvet and synthetic pillows.
- Recessed spotlights and bedside lamps.
- Ample transfer space around furniture.
- White walls and skirting boards.

Stairs to First Floor

- Carpeted stairs with wooden handrail.
- Number of treads- 14
- Spotlights over stairs and intermittent side lights.

Bedroom 2. King Room, First Floor

- Double bed, level access from landing area.
- Carpeted floor.
- Juliette balcony with safety glass.
- Entrance door width – 90cm.
- Bed width 150cm. Height floor to top of mattress 72cm
- Feather duvet and synthetic pillows.
- Recessed spotlights and bedside lamps.
- White walls and skirting boards.
- Reduced head height on one side of bed due to pitch of roof.

Shower Room (Ensuite)

- Entrance door- width 71cm.
- Shower cubicle, shower control height 89cm.
- Step into shower height 12cm.
- Ample transfer space.
- No grab rails.
- Tiled floor and shower area.
- White walls and skirting boards.

Bedroom 2, Twin

- Entrance door- width 90cm
- 2 single beds
- Bed width 90cm,
- Feather duvets and synthetic pillows.
- Recessed spotlights, bedside lamps.
- White walls and skirting boards.
- Reduced head height on one side of bed due to pitch of roof-transfer space limited.
- Velux window with reduced opening and safety glass.

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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