



**Cornish**  
holiday cottage

THE TREVARRIAN

ACCESS STATEMENT

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The Trevarrian, Trevarnon Bay, PL28 8JN

### Introduction

A mid-terrace ground floor property with communal access, spacious accommodation laid over one level, sleeping up to 4 people. Two bedrooms, one with ensuite and a separate family bathroom.

### 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. Gentle slope to parking space near the property with room for one car. Walk approximately 120m towards the property's communal front door from the car parking area, as detailed within the approach below.

### The Property

#### External Approach & Entrance

- From the allocated parking space, gentle slope to the property, walk approximately 120m to the communal door, with the numbered key safe area for Trevarrian to the left of the door.
- Step through communal door, door width approx. 88cm, lip height 4cm, door handle height 98cm into communal entry hall.
- The Trevarrian Suite entrance is a few metres from the communal door on the right-hand side door width approx. 90.5cm, lip height 2cm, door handle height 98cm.

#### Hallway and Porch

- Cupboard in porch housing fuse box, boiler, alarm systems and cleaning items.
- Door from porch area, which leads off to open plan kitchen, dining, living room area, master and twin bedrooms and family bathrooms.
- Internal door widths 80cm.
- Internal door handle heights approx. 108cm
- White walls.
- Flooring - wood-effect, laminated.
- Lighting - spotlights.

### **Living/Dining Area, Ground Level**

- Door width – approx. 80cm
- Open plan into the kitchen. Doors which lead to outdoor area, lip onto patio approx. 2.5cm., French windows, lip approx.10cm over slate step. Full width of French windows approx. 192.5cm.
- Flooring - wood-effect, laminated, throughout.
- One large dark blue plush velvet 2-seater sofa and armchair, seat heights approx. 44cm. The furniture is not fixed in position.
- There is a wall-mounted flat screen TV with a remote control.
- Wi-Fi (Plusnet)
- Circular table height 78cm, 4 legs.
- Lighting, spotlights, two ceiling lights above breakfast bar.
- White walls.

### **Kitchen, Ground Level**

- Oven doors, drop down, 74cm.
- Worktop and sink height, approx. 90.5cm.
- Wood units with black granite-effect laminated worktop. White walls.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Under counter separate in-built fridge and freezer.
- Under counter built in Washer/dryer machine.

### **Master Bedroom, Ground Level**

- King size bedroom, laminated flooring with large rug.
- Entrance door width approx. 80.5cm.
- Bed width 152cm, height floor to top of mattress 51cm, synthetic duvet and pillows.
- Two bedside wall lamps, spotlights.
- In-built wardrobe cupboard.
- White walls.
- French window with access out into garden/patio area, lip 5cm, width 192.5cm.

### **Master Ensuite, Ground Level**

- Cubicle shower control height 124cm, step into shower height 23.5cm
- Shower sockets.
- No grab rails.
- Transfer space limited.
- Tiled floor and walls.
- Lights – spots.
- Entrance door width 70.5cm

### **Twin Bedroom, Ground Level**

- Twin bedroom, level access from 1<sup>st</sup> floor landing, laminated flooring.
- Entrance door width approx. 80.5cm.
- Bed width 93cm, height floor to top of mattress 45.5cm, synthetic duvet and pillows.
- In built wardrobe.
- Lighting – spotlights and one bedside lamp.
- White walls.

### **Family bathroom, Ground Level**

- Bath height approx. 58cm, with shower controls at approx. 119cm.
- Shower sockets.
- No grab rails.
- Transfer space limited.
- Tiled floor and walls.
- Lights – spots.
- Entrance door width 80.5cm

### **Outdoor Area**

- Large, area to front of property with table, chairs, sun loungers, water tap and external electric socket. Area is accessed from front door, living room and master bedroom and small gate up 5 steps to parking area, tread height 16cm, tread depth 27cm.

### **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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