



**Cornish**  
holiday cottage

THE DOYDEN

ACCESS STATEMENT

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### The Doyden, Treyarnon Bay, PL28 8JN

#### Introduction

A mid-terrace two-storey apartment with communal access, accommodation laid over two floors on first and second levels, sleeping up to 4 people. Master bedroom and bunk bedroom both ensuite, on level 2.

#### 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 down 15 steps towards the front door, approx. 15 metres 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 down 15 steps with the numbered key safe area to the left of the communal door.
- Step through communal door, lip of approx. 3cm, threshold height 198cm. door width approx. 88cm, into communal entry hall.
- Once passed through communal door, walk up 16 steps, tread height approx. 19cm, tread depth approx. 27cm, tread width 105.5cm, to the first level and The Gulland's front door. Step up over threshold into entrance porch with tiled flooring approx. 3cm.
- Front door height 203cm, width approx. 90.5cm.
- Front door handle height approx. 97cm

##### Porch, Stairway and Hallway

- Door from communal hallway into porch area, which leads off to a WC, cupboard housing boiler and cleaning products, open plan living, kitchen and dining room area, and stairs to upper level.
- Internal door widths 81cm.
- Internal door handle heights approx. 109cm
- White walls.
- Lighting in hall – spots. Stairwell – wall lights and spots.
- Spiral stairs to level 2, carpeted, with 14 treads, height approx. 19.3cm, depth 30cm and width 83cm.
- Cupboard off top landing with boiler.

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

- Door width – approx. 80cm
- Open plan into the kitchen. Doors which lead to the Juliette balcony, lip onto balcony approx. 3cm., French window door width 197.5cm.
- Tiled flooring throughout dining and living area.
- Two white leather 2-seater sofa, seat heights approx. 40cm. 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 77.5cm, 4 legs, 4 chairs.
- Lighting, spotlights.
- White walls.
- Juliette balcony. Safety glass balustrade at height compliant with building regs.

### **Kitchen, First Level**

- Oven doors, open to the side, 74cm and 55cm, respectively.
- Worktop and sink height, approx. 90cm.
- Wooden units with black laminated worktop. White walls.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Washing machine and dishwasher under counter.
- In-built fridge and freezer.

### **WC, First Level**

- Door width – approx. 81cm.
- Tiled floor and walls.
- Shower sockets.
- Heated towel rail.
- Lights – spots.
- Transfer space – limited.

### **Master Bedroom, Second Level**

- Queen size bedroom, level access from 2<sup>nd</sup> floor landing area, carpeted.
- Entrance door width approx. 80.5cm.
- Bed width 137cm, height floor to top of mattress 63cm, synthetic duvet and pillows.
- Lighting: one bedside lamp, spotlights.
- In-built wardrobe cupboard with safe.
- White walls.
- Juliette balcony. Safety glass balustrade at height compliant with building regs.

### **Master Ensuite, Second Level**

- Bath with step into bath approx. 58cm, with shower controls at approx. 57.8cm.
- Shower sockets.
- No grab rails.
- Transfer space limited.
- Tiled floor and walls.
- Lights – spots.
- Entrance door width 70.5cm

### **Bunk Bedroom, Second Level**

- Bunk bedroom, level access from 2<sup>nd</sup> floor landing, carpeted.
- Entrance door width approx. 80.5cm.
- Bed width 101cm, height floor to top of mattress 61.3cm and 138cm, respectively, synthetic duvet and pillows.
- Lighting - spotlights.
- White walls.
- White wardrobe and chest of drawers.

### **Bunk Ensuite, Second Level**

- Door width – approx. 70.5cm.
- Tiled floor and walls.
- Shower cubicle with step of approx. 23cm
- Shower controls accessibility at approx. 125cm.
- Shower sockets.
- Transfer space – limited.
- Lighting - spotlights

### **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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