



**Cornish**  
holiday cottage

TEAL

ACCESS STATEMENT

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Teal, 3 Old Mill Flats, Mill Road, Padstow, PL28 8BT

### Introduction

An apartment with communal access, accommodation laid over one floor, two bedrooms sleeping up to 4 people, bathroom with separate shower, one step to the communal door of the property to enter and one small flight of stairs (4 treads) within.

### Key Collection & Parking

There is a keypad for the communal door and key box at the property for access, the code will be provided within the pre-arrival email.

There is provision for undercover parking of one car at this property. There is additional on-street parking available in surrounding residential streets, no permits required. From the allocated parking space, steps as detailed within the approach below.

### The Property

#### External Approach & Entrance

- The road leading to the building is narrow, please be aware of other vehicles or pedestrians using the road.
- Parking and manoeuvrability are tight, please be aware of other people or cars around you when parking.
- Parking space dimensions- width-2.5m height 2.1m at rear, 2.4m at front.
- From the roadside, 1 stone step up to the communal entrance door, height 15cm, width 140cm, depth 32cm, step over deep lip through communal doorway, height 12cm, width 82cm into communal hallway. Key safe situated to the right-hand side.
- Communal front door width approx. 81cm.
- Communal front door handle height approx. 110cm.
- Property entered over small lip, 15cm into small hallway.
- Front door with approx. 79cm.
- Front door handle height approx. 112cm

#### Hall, Stairs

- Entrance from hall to living room and dining area up small stairway of 4 treads, tread height 16.2cm, depth 25.8cm and width 75.5cm. Carpeted stairs with handrail to first floor.
- Internal door widths approx. 74cm.
- Internal door handle heights 100cm
- Light lilac walls.
- Two ceiling lights.

### **Living/Dining Area**

- Open plan with dining area which leads into the kitchen.
- Door width – 74cm.
- Carpeted throughout.
- Two 2-seater sofas, seat heights approx. 46cm.
- The furniture is not fixed in position.
- Flat screen TV with a remote control.
- Dining table height – 77cm. Four corner legs.
- Lighting, one ceiling light and 3 wall lights.
- Light lilac walls.

### **Kitchen**

- Door width – 73.5cm
- Oven door, side open, height 48cm, grill – drop down door, height 76cm.
- Worktop and sink height, 94cm.
- White units with marble-effect laminated worktop. White walls.
- Lighting, 4 x centre spotlights, cooker hood lighting.
- Washer/dryer under counter.
- Laminate flooring.

### **Bathroom Room**

- Door width – 73.5cm
- Shower cubicle, shower controls height 94cm.
- Step into shower cubicle height 21cm.
- Bath height 53cm, bath tap height 58cm.
- No grab rails.
- Transfer space limited.
- Laminated floor.
- White walls with tiles around bath and sink areas.
- Cupboard housing boiler.

## Bedroom 1

- King size bedroom, level access from landing area, carpeted.
- Entrance door width 74cm.
- Bed width 157cm, height floor to top of mattress 54cm.
- Synthetic duvet and pillows.
- Ceiling light, two bedside lamps.
- Walls light lilac colour.

## Bedroom 2

- Twin bedroom, two single beds, level access from landing area, carpeted.
- Entrance door width 74cm
- Bed width 96cm, height floor to top of mattress 56cm.
- Synthetic duvet and pillows.
- Ceiling light, two bedside lamps.
- Walls light lilac colour.

## 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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