



ACCESS STATEMENT

8, Netherton Road, Padstow, PL28 8EG

Introduction

A terraced property with private access and accommodation laid over three floors, with two bedrooms on the first floor and one on the second, sleeping up to eight people. With a shower room and W.C. on the ground floor and family bathroom on the first floor. This entrance to this property has five steps up from street level and two flights of stairs within.

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 no provision for parking at this property. There is on-street parking available to the front of the property, or in surrounding residential streets, no permits required. From the road, step up the curb onto the pavement, the boundary line is directly from the pavement, steps as detailed within the approach below.

The Property

External Approach & Entrance

- From the curb side, 5 deep steps up to the entrance, low wall to sides but no handrail.
- Step up over threshold into tiled porch approx. 12cm.
- Front door width approx. 77cm.
- Front door handle height approx. 102cm.

Hall, Stairs & Landing

- Doors from hall to living room, shower room and kitchen.
- Wooden, open tread stairs with glass balustrade used as handrail to first floor. Number of treads 13, tread height 21cm, depth 23cm, width 76cm.
- Handrail to stairs – glass balustrade
- Internal door handle heights – 100cm.
- Laminate floorboards in hall and landing.
- White walls and skirting boards.
- Spotlights throughout.
- No steps or stairs throughout ground floor.

Living Area – Ground Floor

- Entrance door width – 73cm
- Laminate floor throughout.
- Upholstered corner sofa- seat height 44cm
Leather sofa- seat height 40cm
- The furniture is not fixed in position.
- There is a flat screen TV with a remote control.
- Wi-Fi is available at the property.
- Lighting- spotlights and table lamps
- White walls and white skirting boards.

Kitchen/Dining area – Ground Floor

- Oven door- drop down, waist height.
- Worktop and sink height approx. 90cm.
- Island unit with 4 tall stools.
- White units with grey worktop.
- Dining table height – 76cm
- Dining table – wooden table with 4 legs in four corners
- Bench seating on two sides with chairs with arms at each end.
- White walls and skirting boards.
- Ceiling spotlights throughout.

Shower Room, Ground Floor

- Entrance door width approx. 73cm.
- Wet room, shower controls approx. 103cm.
- Transfer space limited.
- No grab rails.
- White tiled walls and floor.

Bedroom 1, First Floor

- King size bedroom with level access from landing area.
- Laminate flooring.
- Entrance door width – 73cm.
- Bed width 180cm, height floor to top of mattress 67cm.
- Synthetic duvet and pillows
- Spotlights and bedside lamps.
- White walls and white skirting boards.

Bedroom 2, First Floor

- Twin bedroom with level access from landing area.
- Laminate floorboards.
- Entrance door width – 73cm.
- Bed width 100cm, height floor to top of mattress 60cm.
- Synthetic duvet and pillows.
- Spotlights and bedside lamp.
- White walls and white skirting boards.

Bedroom 3, First Floor

- Super-king zip and link bedroom with level access from landing.
- Laminate flooring.
- Entrance door width – 73cm.
- Bed width- approx.90cm, height approx.67cm
- Synthetic duvet and pillows.
- Spotlights and bedside lamps.
- White walls and white skirting boards.

Bathroom, First Floor

- Entrance door width – 73cm.

- Level access from top of landing.
- Laminate flooring.
- Shower over bath, bath height- 57cm
- Shower controls height approx. 115cm.
- There are no grab rails present.
- Ample transfer space.
- Spotlights throughout.
- White walls and skirting boards.

Second Floor Hall, Stairs & Landing

- Wooden, open tread stairs with glass balustrade used as handrail to second floor. Number of treads 11, tread height 21cm, depth 23cm, width 76cm.
- Handrail to stairs – glass balustrade
- Internal door handle heights – 100cm.
- Laminate floorboards in hall and landing.
- White walls and skirting boards.
- Spotlights throughout.

Bedroom 4, Second Floor

- King size bedroom with level access from landing area.
- Laminate flooring.
- Entrance door width – 72cm.
- Bed width 160cm, height floor to top of mattress 66cm.
- Synthetic duvet and pillows.
- Spotlights and bedside lamps.
- Walls off-white.
- There is limited head height in some areas of the room due to pitch of roof.

Garden

- Paved garden with two tiers, 7 deep steps up to top tier with no handrail.
- Areas consist of gravel, raised beds and paving slabs.
- Accessed from kitchen/diner, with step down from inside out to the bottom tier. Alternative access from external rear lane leads to top tier.
- Block built utility room on higher tier of garden houses washing machine.

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.

5 Broad Street, Padstow, PL28 8BS
01841 550998
hello@cornishholidaycottage.com

