



**Cornish**  
holiday cottage

THE TREVOSE

ACCESS STATEMENT

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

#### Introduction

A mid-terrace duplex apartment with communal access, accommodation laid over two floors on first and second levels, sleeping up to 6 people. Two ensuite bedrooms on level 2, a bunk bedroom and WC on level 1.

#### 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 at front of property with room for one car. Walk down a gentle incline 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, down 5 steps, with the numbered key safe area to the right of the communal door.
- Step through communal door, width approx. 88cm, into communal entry hall.
- Once passed through communal door, walk up 15 steps, tread height approx. 19cm, tread depth approx. 27cm, tread width 105.5cm, to the first level and Trevose's front door. Step up over threshold into entrance porch with tiled flooring approx. 3cm.
- Front door width approx. 90.5cm.
- Front door handle height approx. 103cm

##### Porch, Stairway and Hallway

- Door from communal hallway into porch area, storage/cleaning cupboard on left and 4-step stairwell up to 1<sup>st</sup> level; tread width 120cm, depth 26.2cm, height 21cm.
- Internal door widths 80cm.
- Internal door handle heights 106cm.
- White walls.
- Lighting in hall – spots. Stairwell – wall lights.
- Door from hallway into Living area, downstairs WC and bunk bedroom.
- Stairs to level 2, carpeted, with 14 treads, height approx. 18cm, depth 25cm and width 67.5cm.

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

- Door width – approx. 81cm
- Open plan into the kitchen. Doors which lead to the outdoor patio area, lip onto patio approx. 3.5cm.
- Tiled floor throughout with a large rug in living area.
- Two 2-seater sofas, seat heights approx. 41cm. The furniture is not fixed in position.
- There is a wall mounted flat screen TV with a remote control.
- Wi-Fi (PlusNet box)
- Lighting, spotlights.
- White walls.
- Dining table height – 76.2cm. Four adjoining legs.

### **Kitchen, First Level**

- Oven door, drop down, 67.2cm.
- Microwave oven, drop down, 119.2cm height.
- Worktop and sink height, approx. 87cm.
- Black units with white laminated worktop. White walls.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Washer/dryer machine under counter.
- Under counter fridge.
- In-built fridge and separate freezer.
- Breakfast bar at 117.4cm height
- Cupboard housing boiler and cleaning products.

### **WC, First Level**

- Door width – approx. 81cm.
- Tiled floor and walls.
- Lights – spots.

### **Bunk Bedroom, First Level**

- Bunk bedroom, bed width 97cm, bed height 59cm and 137cm respectively.
- Floor - carpeted.
- Entrance door width approx. 80cm.
- Synthetic duvet and pillows.
- Lighting, spotlights.
- White walls.

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

- King size bedroom, level access from 2<sup>nd</sup> floor landing area, carpeted.
- Entrance door width approx. 80cm.
- Bed width 150cm, height floor to top of mattress 51cm, synthetic duvet and pillows.
- Two bedside wall lights, spotlights.
- In-built wardrobe cupboard with safe.
- Cupboard housing boiler and fuse box.
- White walls.

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

- Bath with step of approx. 59.5cm.
- Shower over bath with shower controls at approx. 114cm.
- Shower sockets.
- No grab rails.
- Transfer space limited.
- Tiled floor and walls.
- Lights - spots

### **Twin Bedroom, Second Level**

- Twin bedroom, level access from hallway, carpeted.
- Entrance door width approx. 70.5cm.
- Bed width 100cm, height floor to top of mattress 60cm, synthetic duvet and pillows.
- Spotlights and two bedside wall lights.
- Door to built-in hanging space.
- White walls.

### **Twin Ensuite, Second Level**

- Door width – approx. 70.5cm.
- Tiled floor and white tiled walls.
- Shower cubicle with step of approx. 23cm.
- Shower controls accessibility at approx. 115cm.
- Shower sockets.
- Tiled floor and walls.
- Lights - spots

**Outdoor Area**

- Large, paved balcony accessed from 1<sup>st</sup> floor Living/Dining area with six chairs and a table. Safety glass balustrade at height compliant with building regs.

**Additional Information**

Smoking and vaping are not permitted on the premises. Dogs are not 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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