



**Cornish**  
holiday cottage

EBB & FLOW

ACCESS STATEMENT

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**Ebb & Flow, 15 Egerton, Padstow, PL28 8DL**

### Introduction

A detached bungalow property with private access, accommodation laid over one level, three bedrooms sleeping up to 6 people, one shower room ensuite and a family bathroom, steps to the property to enter.

### 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 at this property. There is on-street parking also available to the front of the property, or in surrounding residential streets, no permits required. From the driveway, step down towards the house, steps as detailed within the approach below.

### The Property

#### External Approach & Entrance

- From the driveway, 7 slate steps down, with two handrails present, and then 1 step up to the covered porch entrance, no handrail.
- Step up over threshold into laminated floor hallway approx. 24cm.
- Front door width approx. 76cm.
- Front door height 196cm
- Front door handle height approx. 105cm

#### Hallway

- Doors from hall to all three bedrooms, family bathroom, kitchen and living room.
- Internal door widths approx. 74cm.
- Internal door handle heights approx. 102cm
- Laminated floorboard-effect in hall and general walkway.
- White walls.
- Cupboard housing boiler.
- Lighting – 3 ceiling lights.

### **Living Area**

- Open into the kitchen / dining room and through sliding door to outside wooden decked balcony, lip onto balcony approx. 6cm.
- Door width – 74.5cm
- Beige carpet throughout lounge.
- One large beige sofa and one L-shaped beige sofa, seat heights approx. 51cm. The furniture is not fixed in position.
- There is a flat screen Panasonic TV with a remote control.
- Lighting, one ceiling light and one large floor lamp.
- White walls.

### **Dining Area** Laminated floor.

- Door width – 74cm (from hallway), open plan from living area, approx. 151cm.
- Dining table height – 77cm. Four corner legs.
- Lighting, 4 x centre spotlights.
- White walls.

### **Kitchen**

- Door width – 74cm.
- Oven door, drop down, height approx. 113cm, grill door, drop down, approx. 142cm.
- Worktop and sink height, 90cm.
- Laminated flooring.
- Cream units with wooden-effect laminated worktop. White walls and patterned tiles.
- 4 x centre spotlights, worktop lighting, cooker hood lighting.

### **Laundry / Utility Room**

- Door width – open plan from kitchen approx. 99.5cm.
- Washing machine and separate dryer under counter. Worksurface with sink, height 90cm.
- Laminated flooring.
- White walls.
- Door to outside garden area.

### **Family Bathroom**

- Door width – 74cm
- Bath height 53.8cm
- Shower control height 58.5cm.
- Step into shower area, same as bath at 53.8cm.
- No grab rails.
- Transfer space limited.
- Laminate floor.
- White panelled walls.

### **Bedroom 1, (Master Ensuite)**

- King size bedroom, carpeted floor.
- Entrance door width 74cm.
- Bed width 169cm, height floor to top of mattress approx. 62cm, synthetic duvet and pillows.
- Door into build-in wardrobe.
- Ceiling light, bedside lamps.
- Walls off-white.

### **Ensuite Shower**

- Entrance door width – 73.4cm
- Step up of 19cm into shower cubicle.
- Shower controls height – 91cm.
- There are no grab rails in the shower room.
- Transfer space minimal.
- Spotlights.
- Tiled walls.

### **Bedroom 2**

- King size bedroom, carpeted floor.
- Entrance door width 74cm
- Bed width 169cm, height floor to top of mattress 62cm, synthetic duvet and pillows.
- Ceiling light, bedside lamps.
- Walls off-white.
- Access through sliding door onto wooden balcony, lip of approx. 6cm.

### **Bedroom 3**

- Twin bedroom, carpeted floor.
- Entrance door width – 74cm.
- Bed width 100cm, height 61cm, synthetic duvet & pillows.
- Ceiling light and lamp.
- Walls off-white.

### **Garden**

- Grassed garden area with access over paving slabs and gravel pathway and from both sides of property.
- Balcony with wooden decking accessed from living area and bedroom 2, with lip of 6cm.
- Access to garden from utility room, with 5 steps down, width 90cm, depth 29cm and height 19cm; wooden grab rail, length 135cm. Access from balcony to garden down 5 steps, width 94cm, depth 28cm and height 19cm; metal rail of length 169cm.

### **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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