



**Cornish**  
holiday cottage

OTTERS HOLT

ACCESS STATEMENT

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Otters Holt, Towan, PL28 8JJ

### Introduction

A semi-detached bungalow property with private access, accommodation laid over one level, two bedrooms sleeping up to 6 people, one shower room ensuite and a family bathroom, steps down 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 one vehicle at this property. From the driveway, walk approximately 20m, down 5 steps towards Otters Holt garden gate, with a gentle slope leading down towards the house, steps as detailed within the approach below.

### The Property

#### External Approach & Entrance

- From the driveway, 5 slate steps down, and then a gentle slope over granite slabs and wooden decking, no handrail, towards the front door.
- Step up over threshold into laminated floor hallway, lip approx. 20cm.
- Front door width approx. 77cm.
- Front door height 189.2cm
- Front door handle height approx. 116.5cm

#### Living Area

- Open into the kitchen / dining room with a sliding door to outside wooden decked patio and garden space, lip onto patio approx. 13cm, door width 79.4cm.
- Internal door handle heights approx. 99cm
- Laminated floorboard-effect.
- White walls.
- Lighting – spotlights.
- Door width – 77cm
- Two white leather sofas, one white leather armchair, seat heights approx. 48.6cm. The furniture is not fixed in position.
- There is a flat screen Panasonic TV with a remote control.
- Lighting, spotlights, one table lamp and one large floor lamp.

### **Dining Area**

- Door width – n/a
- Dining table height – 75.4cm. One large central leg, with 4 feet.
- Lighting, spotlights.
- White walls.
- Laminated floorboard-effect.

### **Kitchen**

- Door width – n/a
- Oven door, drop down, height approx. 71cm,
- Worktop and sink height, 89.3cm.
- Laminated floorboard-effect.
- White units with black laminated worktop. White walls and black splashback tiles.
- Lighting - spots, worktop lighting, cooker hood lighting.
- Breakfast bar – height 91.6cm
- Built in fridge and freezer, with additional undercounter fridge.
- Washing machine under counter.
- Sliding door to outside wooden decked patio and garden space, lip onto patio approx. 13cm, door width 79.4cm.

### **Bedroom 1, ensuite**

- King size bedroom, laminated floor, off landing.
- Entrance door width 79cm.
- Bed width 160cm, height floor to top of mattress approx. 52cm, synthetic duvet and pillows.
- Ceiling light, two bedside lamps.
- Wall colour - white.
- Access through sliding door onto wooden patio area, lip of approx. 6cm, door width 79.4cm.

### **Ensuite Shower**

- Entrance door width – 82.1cm
- Step up of 17.4cm into shower cubicle.
- Shower controls height – 97.9cm.
- Shower sockets on mirror
- There are no grab rails in the shower room.
- Transfer space minimal.
- Spotlights.
- Wall colour – white and tiled.

## **Bedroom 2**

- King and bunk bedroom, laminated floor.
- Entrance door width 79.5cm
- King sized bed width 150cm, height floor to top of mattress 55cm, Bunk bed width 94.1cm, heights 37.8cm and 129.4cm respectively. Synthetic duvet and pillows.
- One ceiling light.
- Wall colour - white.
- Access through sliding door onto wooden patio, lip of approx. 6cm, door width 79.4cm.

## **Family Bathroom**

- Door width – 82.3cm
- Bath height 60.2cm, tap height 56.3cm
- Shower control height 99.4cm.
- Step into shower area, 19.3cm.
- Shower sockets on mirror.
- No grab rails.
- Transfer space limited.
- Laminate floor.
- Wall colour - white and tiled.

## **Garden**

- Wooden-decked and grassed garden area with access from kitchen, living and bedroom spaces as well as through a gate to the side of property. Outdoor tap and key safe for property. Step up to upper wooden decking area, tread height 15cm.

## **Additional Information**

Smoking is not permitted on the premises. Dogs are permitted. The property is suitable for children, children should not be 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**

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