



Cornish
holiday cottage

THE WATERGATE

ACCESS STATEMENT

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The Watergate Suite, Treyarnon Bay, PL28 8JN

Introduction

An end-of-terrace two-storey apartment with communal access, accommodation laid over two floors on first and second levels, sleeping up to 4 people. Two ensuite bedrooms on level 2.

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 near the property with room for one car. Walk down a gentle decline towards the front door, approx. 150 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, walk approx. 150m and down 15 steps with the numbered key safe area to the left of the communal door.
- Step through communal door, lip of approx. 3cm, threshold height 198cm. door width approx. 88cm, into communal entry hall.
- Once passed through communal door, walk up 16 steps, tread height approx. 19cm, tread depth approx. 27cm, tread width 105.5cm, to the first level and The Watergate Suite's front door. Step up over threshold into entrance porch with wood-effect laminate flooring approx. 3cm.
- Front door width approx. 90.5cm.
- Front door handle height approx. 99cm

Porch, Stairway and Hallway

- Door from communal hallway into porch area, which leads off to a WC, open plan kitchen, dining, living room area, and stairs to upper level.
- Internal door widths 71cm.
- Internal door handle heights approx. 102.5cm
- White walls.
- Lighting in hall – spots. Stairwell – wall lights.
- Stairs to level 2, carpeted, with 13 treads, height approx. 21cm, depth 29cm and width 71.5cm.

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.
- Wood-effect laminate flooring throughout with a large rug in living area.
- White L-shaped leather sofa, seat heights approx. 40cm.
- The furniture is not fixed in position.
- There is a flat screen TV with a remote control.
- Wi-Fi (BT Hub, BT-X2A6KZ)
- Breakfast bar at 90.5cm height
- Lighting, spotlights, large floor lamp.
- White walls.

Kitchen, First Level

- Oven door, drop down, 74cm.
- Worktop and sink height, approx. 90.5cm.
- White units with granite-coloured laminated worktop. White walls.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Washing machine and dishwasher under counter.
- Under counter fridge and separate, adjacent undercounter freezer.
- Cupboard housing boiler and cleaning products.

WC, First Level

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

Master Bedroom, Second Level

- King size bedroom, level access from 2nd floor landing area, carpeted.
- Entrance door width approx. 71cm.
- Bed width 150cm, height floor to top of mattress 66cm.
- Synthetic duvet and pillows.
- Two bedside lamps, spotlights.
- In-built wardrobe cupboard with safe.
- White walls.

Master Ensuite, Second Level

- Shower cubicle with step into shower approx. 23cm, with shower controls at approx. 123cm.
- Shower sockets.
- No grab rails.
- Wall-mounted toiletry cupboard
- Transfer space limited.
- Tiled floor and walls.
- Lights - spots

Twin Bedroom, Second Level

- Twin bedroom, level access from 2nd floor landing, carpeted.
- Entrance door width approx. 70.5cm.
- Bed width 80cm, height floor to top of mattress 66cm.
- Synthetic duvet and pillows.
- Spotlights and one lamp.
- White walls.

Twin Ensuite, Second Level

- Door width – approx. 70.5cm.
- Shower cubicle with step of approx. 23.5cm
- Shower controls accessibility at approx. 124cm.
- Shower sockets.
- Tiled floor and walls.
- Lights - spots

Outdoor Area

- Small, paved balcony accessed from 1st floor Living/Dining area with four 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

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