

Access Statement – 18 Tregaskes Parc

Introduction

18 Tregaskes Parc is a two bedroom mid-terrace house benefitting from a patio and rear enclosed garden. The property comes complete with designated parking and is just a short walk from Bude town.

Pre-Arrival

For booking please contact:

Blue Chip Holidays

Tel: 0844 561 2001

Fax: 01803 851209

www.bluechipholidays.co.uk

bookings@bluechipholidays.co.uk

Arrival/ Parking

- Free car parking is available to both the front and rear of the property.
- A designated parking space is available to the rear with flat level access to the patio door entrance over a concrete paved surface. You will also pass through two wooden latched gates, both with maximum access width of 86cm.
- The path is approximately 90cm wide.

Entrance

- The patio doors have a small threshold of less than 2cm which leads into the lounge , key height of 95cm.
- The key safe is a height of 1.3 metres.
- Access through the patio door is 80cm wide, this doubles to 1.6 metres wide with both open.
- The front entrance has one step approximately 70cm deep by 18cm high, with a further 20cm threshold to gain access to the hall.
- Maximum entrance width into the hall via the front door is 73cm.
- Both the front and rear entrances have movement sensitive outside lights.
- The rear entrance opens into the lounge with internal light switches just to the left of the patio.
- The front entrance opens into the hallway with internal light switches immediately on the left.
- The front door opens into the hallway.

Halls/ stairs/ landing

- The ground floor consists of an entrance hall, 85cm wide, leading to a downstairs wc, kitchen diner and lounge.
- The floor is laminate throughout and is flat.
- Access to the second floor is via 20 stairs off the hall, these are carpeted with a handrail on one side only.
- The landing, 89cm wide, is flat and leads to both bedrooms and the bathroom.
- The floor covering is carpet throughout.
- All internal doors are wood and do not contain glass.

Living area

- The lounge area measures 4.5 metres by 3.5 metres.
- The coffee table is moveable.

Kitchen/ dining area

- The kitchen and dining area measures 2.6 metres by 4.5 metres.
- The dining table can be moved with access of 60cm and 40cm on the window side.
- The kitchen work surface is 90cm high and 60cm deep.
- The fire blanket is located to the right of the hob at a height of 1.2 metres.
- All appliances are at floor level, apart from the fridge which ranges from 1.1 metre to 2.1 metre high.

Bedroom one

- The bedroom has a door width of 72cm and the room measures 3.6 metres by 4.6 metres.
- The double bed measures 1.6 metres by 2 metres, space to the left is 76cm and space to the right is 54cm.
- Space at the end of the bed is minimum 77cm extending to maximum 2.4 metres.

Bedroom two

- The bedroom has a door width of 72cm and the room measures 2.6 metres by 4.6 metres.
- The two single beds measure 90cm by 1.9 metres.

- Space to the left of the left hand bed is 76cm, space between the beds is 42cm and space to the right of the right hand bed is 78cm.
- Space at the foot of the beds is 48cm.

Bathroom

- The bathroom has a door width of 72cm and the room measures 2.7 metres by 1.9 metres.
- The bath is 54cm high, shower controls at 1.4 metres, wc at 40cm high and wash basin 84cm high.

Other space/ s

- The wc, located downstairs, has a door width of 89cm and room space measuring 1.4 metres by 85cm.
- The wc measures 40cm high and the wash basin 84cm high.

Outdoor space/ s

- There is an enclosed rear garden accessible via the patio doors. This area measure 5 metre by 8 metre.
- The garden has a small patio area, measuring 1.8 metres by 3.1 metres, covered in concrete slabs and a concrete pathway leading to the rear garden gate. These areas are flat and even.
- The remaining garden area is covered in pea gravel with plants.
- A wall mounted outside light next to the patio doors is triggered by movement.

Additional information

- There are regular bus services into Bude, the nearest stop is a 5 minute walk from the property.
- The closest Shopmobility is located in Barnstaple.
- There are 8 RADAR toilets in the Bude area.
- There are a number of taxi companies operating in the Bude area who offer wheelchair accessible vehicles.