

## **INTRODUCTION:**

No 3 The Pines is a three bedroom apartment sleeping up to six. The property is furnished to a very high standard with stunning valley views overlooking Dartmouth to be enjoyed from the balcony. It was renovated in spring 2010 and an additional loft bedroom & bathroom added.

No 3 The Pines is just off the main road into Kingswear in a peaceful location, a 5-10 minute walk from the ferry and shops. There is plentiful on-street parking along Higher Contour Road.

## **PARKING:**

**What is available** - Parking on road outside, no restrictions.

**Surface of parking area - level/sloping/uneven** - N/ A

**Signage to property** - Sign above stairway

**Refuse bin area** - Black bin at bottom of stairs

## **ENTRANCE TO APARTMENT:**

**Steps/slopes/ridges to door** - 11 concrete steps, small landing, 8 further concrete steps

**Height of steps** - 11 @ 21cm, 8 @ 20cm

**Handrail** - To 1st landing

**Landing** - 1st tiled landing 97x86cm, 2nd tiled landing 102x86cm

**Doormat - loose/fitted/recessed** – Loose

**Lighting** - Light above front door

**Door width** - 84cm

**Level change across threshold** - 4cm

**Security - peep hole/chain/entry phone system** - Chain, top half of door glass

## **LAYOUT OF PROPERTY:**

3 bedrooms, 2 bathrooms, 2 floor penthouse apartment. All rooms leading off main hallway with access to Master bedroom & en-suite bathroom from Sitting Room

## **GENERAL:**

**Fire alarm procedures - clearly displayed** - None

**Location of smoke alarms** - Hallway, Sitting Room & stairwell to Master Bedroom

**Location of fire extinguisher/fire blanket** - Fire blanket on kitchen wall, fire extinguisher in hallway

**Type of heating/hot water** - Electric night storage heaters, wall heaters, electric water heater

**Location of heating thermostat** - N/A

**Height of thermostat from floor** - N/A

**Appliance instructions available** - Yes

**Contact numbers for local medical services** – Yes

**Location of fuse box** - Bottom of hall cupboard

**HALLWAY:**

**Floor surface** - carpeted

**Doormat** - loose/fitted/recessed - None

**Shape** - Rectangular

**Overall size** - 390x100cm

**Protruding furniture** - None

**Changes in levels/steps** - None

**Lighting** - 2 overhead bulbs

**Heat source /thermostatic** - Electric wall heater

**LOUNGE:**

**Shape** - Square Door width - 75cm

**Level change at threshold** – None

**Floor surface** – Carpeted

**Loose rugs/mats** - 1 runner, 1 doormat for balcony

**Lighting** - 3 wall lights, 1 overhead light with 5 bulbs

**Furniture** - 2 x 2 seater sofas with arms, 1x leather tub chair, glass coffee table

**Dining chairs** - 6 straight back, no arms, seat height 45cm

**Dining table - height/under space/clearance between legs** - Round opening to oval 104cm, under space height 76cm, gap between legs 39cm

**TV - remote/text service available** - Yes

**Heat source/thermostatic** - Electric wall heater & night storage heater, open non-working fireplace

**Width at narrowest point** - 90cm between sofa arms

## **KITCHEN:**

**Shape** - Square

**Door width** - 86cm

**Level change at threshold** - Slight ridge

**Floor surface** - Lino

**Lighting** - 3 halogen spots, 3 under cupboard lights

**Colour of work surfaces vs. critical areas such as hobs**- White worktops, dark green hob

**Tap design** - 2 Lever mixer tap

**Location of 'fridge** - Under worktop (no freezer)

**Microwave** - Yes

**Height of microwave** - 92cm on worktop

**Dishwasher** - slimline - yes

**Type of cooker** - Freestanding electric cooker, ceramic hob, double oven, top door drop down, lower oven door hinged

**Height of wall units (lowest point)** - 150cm

**Cordless kettle** - Yes

**Location of crockery/glassware/cookware** - Glassware & crockery in wall units, saucepans in base units

**Heat source /thermostatic** - Under plinth heater with auto thermostat

**Width at narrowest point** - 75cm doorway to worktop corner

## **ACCESS TO EXTERNAL SPACES:**

**Access to spaces such as balconies/gardens/courtyards** - Balcony accessed from lounge & bedroom 1

**Floor surface** - decking

**Shape** - Rectangular

**Door width** - 68cm

**Lighting** - None

**Level change at threshold** - 6cm from lounge, 14cm from bedroom

**Steps/ramps/slopes** - None      **Overall size** - 570 x 119cm

**External furniture** - Heavy oak Wooden bench 120x33cm, seat height 35cm 2 x wooden & rope deckchairs seat height@ 30cm

**Railing** - 3 sides railings with glass panels, height 110cm

### **Master Bedroom**

**An irregular shape room with restricted head height in places** - lowest point 96cm

**Accessed from Sitting room** via doorway with **level threshold**,

Fire door 72cm wide staircase 80cm wide with handrail to right 2 x 1/4 turn stairs and 12 x regular steps

Fully fitted carpet

3 overhead lights with two way switches and two bedside wall lights with adjustable halogen spotlights

5ft Kingsize bed @ 35cm high set in leather surround

1 leather tub chair

2 bedside tables and 2 storage chests with leather box inserts

2 electric wall heaters

1 large velux window and 2 opening windows with safety catches

4 hanging hook with hangers

Full length mirror at bottom of stairs

### **BEDROOM 2:**

**2 single beds pushed together**

**Door width** - 75cm

**Level change at threshold** - None

**Floor surface** - Carpeted

**Loose rugs/mats** - Doormat for balcony

**Lighting** - 1 overhead bulb, 1 wall light, 2 bedside lamps

**Width at narrowest point** - 59cm door to chair

**TV - remote/text service available** - N/A

**Protruding furniture** - N/A

**Opening width of wardrobe** - 90cm

**Height of hanging rail** - 160cm

**Heat source/thermostatic** - Electric night storage wall heater

**BEDROOM 3:**

**2 single beds**

**Door width** - 68cm

**Level change at threshold** - None

**Floor surface** - Carpeted

**Loose rugs/mats** - None

**Lighting** - 1 overhead bulb, 1 bedside lamp

**Width at narrowest point** - 72cm between beds

**TV - remote/text service available** - N/A

**Opening width of wardrobe** - 53cm

**Height of hanging rail** - 160cm

**Heat source/thermostatic** - Electric night storage wall heater

**MAIN BATHROOM:**

**Shape** - Square

**Door width** - 68cm

**Level change at threshold** - Slight ridge

**Floor surface** - lino

**Loose rugs/mats** - None

**Lighting** - 4 halogen spots

**Grab rails in bath** - N/A

**Width at narrowest point** - 82cm, width of toilet alcove

**Opening width of shower enclosure** - 54cm

**Height of step into shower** - 17cm

**Height of bath** - N/A

**Tap design e.g., lever** - Cross head

**Heat source /thermostatic** - Heated towel radiator

### **EN-SUITE BATHROOM**

**Door from master bedroom** 66cm wide with **level threshold**

**Irregular shaped room** which has fully tiled floor & walls

Heated stainless steel towel rail

Bath with **mixer lever taps and hand held shower** - accessed over 10cm wide rim

Low level toilet with dual flush - **restricted head height over toilet** , lowest point 135cm

Wall hung basin with lever mixer taps

Wall mirror with auto light sensor

Ceiling light & fan

Large velux window which can be **fully opened for emergency exit**