

## Access Statement

## 5 Kiniver Court, Teignmouth

**INTRODUCTION:** Brief description of type of property - Kiniver Court is a newly constructed collection of apartments in a leafy area of Teignmouth, around a 10 minute walk from the town centre and sea front. They occupy a commanding position with views across Teignmouth to the sea and the River Teign Estuary and Shaldon on the far side.

### **PARKING:**

**What is available - designated space within car park, outside of property, none allocated -**

Designated space in car park

**Entry gate to car park - electronic Y/N -** Yes

**Clicker to be provided Y/N -** Yes

**Allocated space clearly labelled -** Yes      **Lighting -** Yes

**Surface of parking area - level/sloping/uneven -** Block paving, slight slope

**Slope /ramp/steps up to property -** Fairly steep slope up to entrance, no steps

**Handrail -** None

**Signage to property -** None

**Refuse bin area -** Gated area in main car park

**It is possible to drive nearer to main entrance of property for unloading etc.,** Yes but is fairly small turning area.

### **ENTRANCE TO BUILDING:**

**Signage for property/directions to apartment -** None

**Exterior door width -** 83cm

**Slope/ramp/steps to main door -** Level

**Height of doorstep -** None

**Level change at threshold -** Slight ridge

**Doormat - loose/fitted/recessed -** Recessed

**Floor surface of entrance - tiled/carpeted/lino/wooden -** Tiled

\*Second doorway leads through from lobby to main corridor. Turn left for apartment 5.

### **APPROACH TO APARTMENT:**

**Signage to apartment/directions** - None

**Width of corridor, narrowest point** - 154cm

**Floor surface of corridor - tiled/carpeted/lino/wooden** - Carpeted

**Doors within corridor/level changes across thresholds** - 1 fire door, no level change

**Door width** - 83cm

**Lift available** - N/A

**Width of lift door** - N/A

**Stairs - no. of stairs per flight** - N/A

**No. of flights** - N/A

**No. of landings** - N/A

**Width of landing at narrowest point** - N/A

\*Through fire door, right hand turn to apartment 5. No level changes or steps. 1 smoke alarm in this part of corridor.

**ENTRANCE TO APARTMENT:**

**Steps/slopes/ridges to door** - None

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

**Door width** - 83cm

**Level change across threshold** - None

**Floor surface of entrance - tiled/carpeted/lino/wooden** - Wooden laminate

**Security - peep hole/chain/entry phone system**- All

**LAYOUT OF PROPERTY:**

**Brief description**

2 bedroom apartment, all rooms leading off main hallway. 2 bathrooms, 1 en suite. Level throughout, no stairs/steps or slopes.

**GENERAL:**

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

**Location of smoke alarms** - 1 in main hallway

**Location of fire extinguisher/fire blanket** - Extinguisher in kitchen but not wall mounted

**Type of heating/hot water** - Combination gas boiler

**Location of heating thermostat** - Hallway      **Height of thermostat** - 154cm

**Appliance instructions available** - Yes

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

**Doors** - All internal doors are sprung, wedges are available

**HALLWAY:**

**Floor surface - tiled/carpeted/lino/wooden** - Wooden laminate

**Describe shape e.g., square/L-shaped** - Dog leg

**Width at narrowest point** - 110cm

**Protruding furniture** - Side table

**Changes in levels/steps** - None

**Lighting** - Ceiling mounted halogen

**Heat source/thermostatic** - 2 x Radiator with TRV

**LOUNGE:**

**Describe shape e.g., square/L-shaped** - Square

**Door width** - 83cm

**Level change at threshold** - Slight ridge

**Floor surface - tiled/carpeted/lino/wooden** - Wooden laminate

**Loose rugs/mats** - Large rug under large glass coffee table

**Lighting** - Central ceiling light with 3 bulbs on dimmer/4 double wall lights not on dimmers

**Describe furniture e.g., 3 seater sofa with arms/easy chair, no arms** - Long circular sofa in the centre of the room, arm at one end, removable pouffe at other. Coffee table could be moved to allow more access to sofa

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

**Heat source /thermostatic** - Radiator x 2 with TRV, electric wall mounted fire (slim style)

**KITCHEN:**

**Describe shape e.g., square/L-shaped/open plan** - Square, separate room

**Door width** - 83cm

**Level change at threshold** - None

**Floor surface - tiled/carpeted/lino/wooden** - Wooden laminate

**Loose rugs/mats** - None      **Lighting** - 4 x halogen ceiling spots, 3 under cupboard lights

**Colour of work surfaces vs. critical areas such as hobs** - Work surface white, hob black, cupboards dark brown

**Tap design e.g., lever** - Lever controlled mixer tap

**Location of 'fridge & freezer** - Combi, fridge above freezer, bottom of fridge 105cm from floor. Located behind kitchen door which must be closed to access 'fridge

**Type of cooker** - Built in electric hob, electric oven under, drop down door

**Microwave** - combi, located in run of wall units, base of oven 57cm above work surface

**Height of wall units (lowest point)** - 57cm

**Cordless kettle** - Yes

**Location of crockery/glassware/cookware** - Glasses in wall units, other in base units

**Dining table - height/under space/clearance between legs** - 122cm round glass topped table, 2 leaves can be stowed making top rectangular 122x70cm. 4 legs at corners, width between - 2 @ 46cm, 2 @ 86cm

**Dining chairs** - quantity/seat height/arms - 4 straight back, no arms, 45cm high

**Width at narrowest point** - 73cm table to work top

**Heat source /thermostatic** - Radiator with TRV

#### **ACCESS TO EXTERNAL SPACES:**

**Access to spaces such as balconies/gardens/courtyards** - Doors to balcony from lounge & main bedroom

**Describe shape e.g., square/L-shaped** - Rectangular

**Door width** - 76cm

**Level change at threshold** - Ridge on threshold, step down to balcony 13cm

**Door mat - loose/fitted/recessed** - None

**Floor surface - tiled/concrete/decking** - Tiled. Wrought iron railings on 3 sides, 110cm high

**External furniture** - Metal table with wooden top, 72cm. 4 matching chairs with arms, seat height 40cm

**Width at narrowest point** - 580cm x 190cm      **Lighting** - Yes - Switch in Lounge

**BEDROOM 1:** 1 x double bed

**Door width - 83cm**

**Level change at threshold -** Slight ridge

**Floor surface - tiled/carpeted/lino/wooden -** Carpet

**Loose rugs/mats -** None

**Lighting -** 8 bulb ceiling light, 2 x bedside lamps with touch operated dimmers - 3 brightness's

**Width at narrowest point -** Left of bed & outside wall - 74cm, end of bed & cupboard - 83cm

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

**Protruding furniture -** 2 x tub chair

**Opening width of wardrobe -** 90cm

**Height of hanging rail -** 160cm

**Heat source /thermostatic -** 2 x radiator with TRV      Door to en suite

**BEDROOM 2:** 1 x double bed/1 x single

**Door width -** 83cm

**Level change at threshold -** Slight ridge

**Floor surface - tiled/carpeted/lino/wooden -** Carpet

**Loose rugs/mats -** None

**Lighting -** 3 bulb ceiling light, 2 x bedside lamps with touch operated dimmers - 3 brightness's

**Width at narrowest point -** 55cm between beds

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

**Protruding furniture -** 2 dining chairs, straight backed, no arms

**Opening width of wardrobe -** 73cm

**Height of hanging rail -** 130cm      **Heat source /thermostatic -** Radiator with TRV

**MAIN BATHROOM:**

**Describe shape e.g., square/L-shaped -** Square

**Door width -** 83cm

**Level change at threshold -** Slight ridge

**Floor surface - tiled/carpeted/lino/wooden - Tiled**

**Loose rugs/mats - None**

**Lighting - 5 x halogen ceiling bulbs**

**Height of bath - 54cm Grab rail - 2 on bath**

**Opening width of shower enclosure - N/A**

**Height of step into shower - N/A**

**Tap design e.g., lever - Lever mixer taps**

**Heat source /thermostatic - Heated towel rail - not TRV**

**EN SUITE BATHROOM:**

**Describe shape e.g., square/L-shaped - Squareish**

**Door width - 69cm**

**Level change at threshold - Slight ridge**

**Floor surface - tiled/carpeted/lino/wooden - Tiled**

**Loose rugs/mats - None**

**Lighting - 5 x halogen ceiling bulbs**

**Width at narrowest point - 40cm, corner of basin to shower**

**Opening width of shower enclosure - 38cm**

**Height of step into shower - 31cm**

**Tap design e.g., lever - Lever mixer tap**

**Heat source /thermostatic - Heated towel rail, not TRV**