

Access Statement – 7 Torwood Gables

Introduction

7 Torwood Gables is a 3 bedroom mid-terrace stone built house, benefitting from a rear courtyard and allocated parking. The property is located in an elevated position but on a 1 in 10 gradient from the town centre and harbour.

Pre-Arrival

For booking please contact:

Blue Chip Holidays

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Arrival/ Parking

- There are two parking spaces in the courtyard, directly behind the property, approached using the gravel driveway to the side of the complex.
- At the top of Meadfoot Lane there is additional on-street unrestricted parking, the lower end of Meadfoot Lane is for residents parking only.
- The closest public car park is on Meadfoot Sea Road, an undulating walk of approximately 300 yards from the property.
- There is level access to the property from the parking spaces provided, the back door is a width of 67cm.
- The property has an access “ramp” with a width of 66cm.

Entrance

- Both the front and rear doors of the property are numbered.
- To the front of the property there are 3 steps to pavement level, each with a riser height of 15cm and the front door width is 85cm.
- Most guests use the rear door of the property, leading directly into the kitchen/ dining area.
- The three locks on the “stable” rear door are within easy reach for wheelchair users. The top sliding security bolt on the door will be out of reach for wheelchair users.

Front porch

- Glazed French doors, 91cm wide, lead to the front porch from the lounge with a small step down into the porch of 18cm.
- The front door leading to Meadfoot Lane is 85cm wide.
- The porch contains two cupboards; the first containing the electricity meter and fuses for the property, the second the gas boiler which serves both heating and hot water in the property.

Stairs

- The stairs to the first floor comprise of 13 steps with a tread width of 23cm and risers of 20cm. The stairs are carpeted and have a hand rail to the left hand side when climbing. The stairs curve to the left on the top three steps giving access to the landing.

Kitchen

- The kitchen work surface is 89cm from the floor level.
- The kitchen is equipped with dimmable ceiling spotlights and dimmable under wall unit lighting.
- Flooring in the kitchen/ dining area is granite tiles.
- The dining table can accommodate wheelchair users.

Living area

- An arch, 1.1 metres wide, leads from the kitchen/ dining area to the lounge.
- The floor in the lounge is a solid oak and the room is fitted with an audible smoke alarm.
- The thermostatic temperature control for the heating is wall mounted next to the doors leading to the hallway.

Bedroom one

- The bunk bed has four rungs to the top bunk, spaced 30cm apart. The bed is 91cm wide.
- A light cord next to the bed allows the main light in this room to be operated from both the top and lower bunk bed.

Bedroom two

- The double bed is 1.3 metres wide and 51cm high.

Bedroom three

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Bathroom

- All lighting and the extractor fan are operated by means of pull cord switches.
- The heated towel rail can be operated separately from the central heating by means of a wall-mounted switch located outside the bathroom door.

Other space/ s

- An under stairs cupboard off the lounge houses an iron, ironing board and cleaning equipment.

Outdoor space/ s

- The property has a small front garden, comprising of a small path and planted flower beds.
- To the rear of the property there is a small private terrace area with furniture.
- The courtyard to the rear of the property is communal giving vehicle and pedestrian access to other properties within the Torwood complex.

Additional Information

- The nearest train station is in Torquay, approximately 2 miles away.
- The nearest coach station is in Lymington Road, 1 mile from the town centre.
- If arriving by train or coach it is recommended taking a taxi directly to the property.
- Most buses around Torquay/ Torbay terminate alongside the harbour, which is around a 10 minute walk from the property.
- The nearest hospital is Torbay Hospital, approximately 4 miles away.
- Torquay Shopmobility is located on Lymington Road, there are also shops in Paignton and Brixham.