

Access Statement – Eden Lodge, 9 Salcombe Retreat

Introduction

Eden Lodge is a detached single floor lodge benefitting from a decked patio area. The property comes complete with allocated parking and is just a short drive from Salcombe harbour.

Pre-Arrival

For booking please contact:

Blue Chip Holidays

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Arrival/ Parking

- There is parking for 1 car outside the back of the lodge. Please do not park on the grass other than in the designated space.
- Boat and trailer parking may be available following liaison with the site owner.
- Salcombe Retreat has a secure gated entrance, the button inside the gates opens them up to enable you to enter.

Entrance

- Access to the main lodge door is up four small wooden steps. The width of the stairs when the door is open is 74cm, the height of the stairs is 77cm. The door to the lodge is UPVC and opens directly into the living space.
- The entrance area is 2.3 metres wide by 7.2 metres long.
- The flooring in the open plan living area is laminated.

Living

- The main part of the living room measures 4.7 metres by 4.7 metres.
- The leather sofa measures 44cm high, coffee table 31cm high and the dining table 76cm high.
- The All of the furniture is moveable, but heavy.

Kitchen

- The entrance to the kitchen area is 1.2 metres wide.
- The kitchen measures 3 metres by 2.2 metres. A velux window is fitted into the sloping ceiling.
- There is a large fridge/ freezer with a microwave on top fitted into an alcove outside of the kitchen area, by the door leading to the hallway.

Hallway

- The bedrooms and bathrooms are accessed through a hallway, from this point all the floors with the exception of the bathrooms are covered in carpet.
- When open the entrance door is 57cm wide.

Bedroom one

- This is located at the far end of the corridor.
- The door opens to 57cm with the room measuring 3.03 metres by 2.96 metres.
- The king size bed measures 5ft by 53cm in height, with bedside tables 59cm in height.

Bedroom two

- This is located next to bedroom one.
- The door opens to 57cm with the room measuring 2.2 metres by 3.1 metres.
- The twin beds measure 3ft by 53cm in height, with a bedside table of 59cm in height.

Bedroom three

- This is located at the far end of the corridor to the left of bedroom two.
- The door opens to 57cm.
- The double bed measures 4ft6", with a height of 53cm.

Bathroom

- The main bathroom is accessed through a door from the hall, immediately on your left as you enter the hall. The door width is 57cm.
- The wc is 40cm high and the wash basin 87cm high.
- The base of the bath contains a non-slip coating so a bath mat is not required.

Shower room

- The shower room is accessed from a door from the hall and is adjacent to the master bedroom.
- The door width is 57cm, with the room measuring 1.47 metres by 1.47 metres.
- The wc is 40cm high and the wash basin 87cm high.

Outdoor space/s

- The patio can be accessed through the sliding patio doors at the front of the lodge.
- There are two sets of wooden steps, from each door, down onto the patio. The height of these is 58cm.
- The patio is furnished with a wooden table at a height of 74cm and six chairs.
- There is a wooden bench against the lodge at the bottom of the steps.
- There is a private grass area directly outside the main entrance to the lodge. A fixed gazebo is positioned in the corner of this area, facing into the lodge.

Additional information

- Local shops are available in Salcombe or the petrol station in Marlborough.
- Recycling facilities are available on-site.
- Mobile phone reception is poor though the signal does improve as you progress up the site.
- Dogs should be on leads around the site.
- Contained within the site is a fenced dog exercise area, children's play area and a large field for ball games.