

5 SHORESIDE, SHALDON, TEIGNMOUTH, TQ14 0BP ACCESS STATEMENT

INTRODUCTION

5 Shoreside is an end terrace property built in 2003 on an award winning development at the side of the River Teign in Shaldon, South Devon. Shoreside is located on the A379 turning right 100 yards after crossing the bridge over the Teign between Teignmouth and Shaldon. Teignmouth Station, 2 miles away, is on the main railway line between London and Plymouth and is accessible from all rail served locations. Taxis are available from the station forecourt. Shaldon is served by Stagecoach bus service 85 which runs between Exeter, Dawlish, Teignmouth, Shaldon and Torquay on a regular basis in both directions each day. The nearest bus stops are on Bridge Road (A379) less than 2 minutes walk from 5 Shoreside.

GENERAL

All doors (internal and external) are 84cm wide. There is gas central heating with radiators in each room. The property is managed by Holiday Home Management on behalf of the owners.

ARRIVAL & PARKING

After leaving Bridge Road there is a short approach road with access to the public car park on the left. The development then opens into an oval with No. 5 being three quarters round. There is a bay opposite the front door which allows one hour for unloading (no return within 1 hour). Immediately to the side of the house is a road leading to the back of the property where there is designated off street parking for one car.

Due to the narrow entrance (250cm) and the proximity of the boundary wall cars need to be reversed into the parking area. It is not possible to access the near side of parked vehicles and therefore passengers at that side need to vacate the car before reversal.

No other parking is available on the development which is patrolled by traffic wardens on a regular basis. Parking is available in the nearby pay and display public car park but during the day this is restricted to a maximum of 4 hours. (Free overnight parking is permitted).

Access to the front of the house is through a gate 84cm wide into a flagged area surrounded by flowerbeds. A bench seat facing the central area is provided. There are no raised areas between the loading bay and the front door.

The courtyard at the back of the house is adjacent to the tarmac covered parking area and comprises flags between the house and a gravelled area towards the wall. Once again entry to the house is flat with no raised areas. In the courtyard there is a small metal garden table with 2 chairs.

DOWNSTAIRS

KITCHEN DINER

The front door leads directly into the kitchen/diner which opens up to the left. There is a clear area of approximately 230cm by 200cm with a door to the right leading into the lounge whilst opposite the front door are the stairs with the downstairs cloakroom next to them.

In the dining area there is a moveable table measuring 145cm (extendable to 185cm) x 85cm with 6 chairs. The kitchen area takes up 400cm towards the back of the house with appliances and cupboards on both sides but despite this the minimum floor width is 130cm.

There is a double oven (electric), gas hob, microwave, dishwasher, fridge, freezer and double bowl sink unit in the kitchen.

Work surfaces are dark and contrast with the light wood laminate floor.

Lighting is by 4 halogen spots in the kitchen with a 5 bulb pendant fitting above the table in the dining area. There are a further 4 spots in the entrance area and under unit lighting above the work surfaces.

UTILITY ROOM

Reached through a door at the back of the kitchen the utility room is 130cm wide and 220cm long and is covered by non slip flooring. There is a washer dryer and sink unit along with storage cupboards. The boiler and controls along with the electric consumer unit are located in the utility room. There is also an external door leading to the back garden.

CLOAKROOM

The downstairs cloakroom is 200cm long and 110cm wide covered by non slip flooring and contains a w/c and hand wash basin.

LOUNGE

The fully carpeted lounge area is accessed through an internal door (84cm wide) from the entrance area. There is seating for 6 (one 3 seater settee, one 2 seater settee and an arm chair) along with a coffee table (120cm x 80cm) and two lamp tables. A bookcase / drawer unit holds a radio/cd and as well as books there are also a number of family games stored in the unit.

Visual entertainment is provided via a 32" flat screen digital TV along with Sky Plus (allowing digital recording of programmes) and a DVD player. As well as Freeview the Sky subscription includes Sky Sports and a number of other channels.

In addition to radiators there is a gas fire protected by a fireguard.

At the rear of the room there are double patio doors (135cm wide) opening into the courtyard. Lighting is by 6 halogen spots supplemented by 3 lamps.

STAIRS

A straight flight of 14 stairs 84cm wide leads from the entrance area to the upstairs landing. There is a handrail to the right (looking upwards). Each step has a drop of 20cm and depth of 25cm.

UPSTAIRS

The stairs, landing and all bedrooms are fully carpeted whilst the bathroom and en suite have commercial quality non slip flooring.

Lighting is by centre ceiling single pendant with shade supplemented by table lamps in the bedrooms whilst the bathroom and en suite are lit by halogen spots.

LANDING

Wrapping round the top of the stairs the landing has a width of 120cm and is 330cm long at the top. Each of the sides are 100cm wide by 120cm long. There are three doors to the right (bathroom, airing cupboard and bedroom 1) and two to the left (bedrooms 2 and 3).

BATHROOM

The house bathroom measures 245cm x 150cm (reducing to 130cm by the door). There is a w/c, wash basin and bath (165cm x 75cm) which has central grab handles at both sides. A hand held shower attachment is fitted to the taps.

BEDROOM 1

At the front of the house bedroom 1 measures 350cm x 340cm and has a mirror fronted fitted wardrobe with sliding doors along the back wall. There are 2 lamp tables with 3 drawers each next to the double bed (135cm x 185cm). On the front wall there is a dressing table with mirror. A door leads to the en suite shower room along with w/c and hand basin and this has a floor area 110cm x 180cm.

BEDROOM 2

Also at the front of the house bedroom 2 measures 390cm x 343cm and has two full size single beds 107cm x 185cm. There is a double wardrobe with drawers, dressing table with mirror and two lamp tables with 3 drawers each.

BEDROOM 3

Bedroom 3 measure 300cm x 280cm and is set out as a children's room. There is a sturdy metal bunk bed measuring 200cm x 95cm with the top bunk 150cm from the floor and a set of drawers. A wooden railway is provided for the enjoyment of our younger visitors.

