



Access Statement Badgers Run

Introduction

Badgers Run is a 3 bedroom detached bungalow, sleeping 6 people, with wonderful sea views over Torbay. It has full central heating and constant hot water. Sky TV and a DVD/Video recorder. The bungalow enjoys a peaceful setting in a quiet part of Brixham between the centre and the Berry Head Nature reserve where sweeping cliff top walks and views can be enjoyed. Both are within a 20-minute walk away.

There are sea views across Torbay and Lyme bay with a private track leading down to Breakwater Beach (not suitable for the very young or elderly) The garden features a terrace with attractive pot plants and a wrought iron table and 4 chairs. The garden then descends in a series of layers comprising lawn and flowerbeds where a wrought iron bench seat, a double chair/table and two folding chairs can be found. There are two parking spaces in the courtyard to the front of the house. Badgers Run was named after the family of badgers who regularly come into the garden. In addition to these visitors, the garden is a haven for wildlife and numerous species of birds which use the feeders in the garden. The views extend down to the sea where gannets, dolphins and seals have been spotted.

Pre-Arrival

For bookings please contact:
Blue Chip Vacations
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Arrival & Car Parking Facilities

- Badgers Run is located between Heath Court and the Quarry house on the seaward side of Heath road. Entrance to the property is through a double wrought iron gate
- There is room for two cars to park off road with ample unrestricted parking on the road
- The car parking areas both inside and outside the property is level and even tarmac.
- There is a power point and an outside tap complete with hose on the front of the property.
- There is a garden table with four chairs and parasol in the front of the property.
- The off road parking area is lit with a PIR (passive infrared sensor) floodlight which can be overridden and left on, from inside the house. The street parking area is illuminated with street lighting.

Main Entrance & Reception

- The front door has a 30cm step and is 76cm wide.
- The door handle is 124cm from ground level with the keyhole 116cm from ground level.
- The main corridor leads to the living room with doorways on the left leading to the 1st shower/toilet, the utility room and the kitchen.
- The two doorways on the right are not for guests use.
- The corridor is 102cm wide, narrowing to 98cm past the central heating radiators.
- At the end of the corridor there are two steps descending down to the living room, one being 15cm and the other 14cm.
- There is a fire extinguisher just inside the front door on the right with the handle at a height of 129cm.
- To the left of the front door there is an emergency key box at a height of 111cm
- Light switches are approx 134cm above floor level.
- Power sockets 55cm above floor level.
- The floor surface is laminate with a long rug and doormat.

Living Areas

- The living room is a large room 675cm by 467cm with a large picture window 495cm by 251cm with double patio doors opening out onto the patio area and overlooking the gardens and the sea. There is a step down of 25cm to the patio. The door handles are 101cm above the floor
- In the living room there is;
- A three seat sofa
- A two seat sofa
- A sculptured dolphin table with glass top (currently under construction)
- A large oak dining table 78cm high with 6 matching chairs, 45cm seat height
- A large oak display cabinet
- A small oak display cabinet with games and jigsaws, it also contains tourist information and guidebooks as well as various other books of interest.
- A bookcase with books of interest, video's and DVD's
- Two oak tables with table lamps and ornaments
- A Colour TV with digibox + remote
- Sky TV + remote with most channels
- A DVD/Video recorder/player + remote
- Wireless broadband
- A telescope on a tripod
- A pair of binoculars
- A standard lamp
- A wall clock telling the time and tides
- The flooring is laminate with rugs
- Power sockets are 58cm above the floor
- Light switches are 134cm above the floor
- There is an emergency key box adjacent to the patio door 111cm above the floor

Laundry

- The utility room is the second doorway on the left from the main corridor.
- The room is 297cm x 148cm with a doorway 71cm wide
- The flooring is lino
- The room comprises of a front loading washing/drying machine
- A stainless steel sink and drainer with a small worktop at a height of 90cm
- An electric iron and ironing board
- A vacuum cleaner and cleaning utensils
- An indoor washing line
- An electric fan
- An extract fan controlled by pull cord switch
- Spare light bulbs and fuses
- Two sun beds and garden furniture cushions
- The light switch is located outside the room, at a height of 134cm

Outdoor Area

- Outdoor garden chairs and tables with cushions
- Two sun loungers with cushions
- Two sun beds

Bedrooms

Master bedroom

- The master bedroom is 353cm x 340cm
- The doorway is 71cm wide
- The flooring is carpet and on the same level as the living room
- There is a double bed, height 58cm with a double electric blanket if required
- Bedding and pillows are provided
- There are two double and one single wardrobe
- There are two bedside cabinets complete with table lamps
- There is a kidney shaped dressing table, height of 76cm complete with mirrors
- There is a music centre behind the dressing table
- The centre light fitting incorporates a fan
- The light switch is 134cm high
- The twin 13A sockets are 53cm high
- The windowsill is 48 cm high. The window has sea and garden views

Bedroom Two

- The room is 381cm x 370cm
- The doorway is 71cm wide
- The flooring is carpet
- The room is accessed via the small hall which is two steps up from the living room level
- These are approx 15cm high and 45cm deep.
- The small hall is 91cm wide but narrows to 63cm past a bookcase
- There are two matching single beds at a height of 48cm and a separate pull out bed 25cm high.
- Bedding and pillows are provided
- There are three matching bedside cabinets with two matching table lamps and a frog night-light.
- There are two double wardrobes with a matching dressing table section with a mirror and drawers.
- The light switch is 134cm high
- The twin 13A sockets are 53cm high
- The window sill is 67cm high and looks out onto the front garden/parking area

Bathroom, Shower-room & WC

- The main bathroom can be found between the two bedrooms and is 276cm x 276cm
- The doorway is 71cm wide

- There is a full size bath, separate shower cubicle, Toilet, Bidet and washbasin.
- Extract fan. A dual voltage electric shaver point at a height of 134cm, and a medicine cabinet.
- A chrome pedal bin and toilet roll holder
- A white wicker stool
- There is an opening window
- Lino flooring with bathmat and toilet mat
- The bath is 170cm long and 69cm wide at a height of 53cm
- The shower cubicle is 73cm x 66cm and has a door opening of 66cm. there is a step up of 26cm to get into the shower.
- The toilet and bidet are approximately 40cm high
- The wash basin is 80cm high
- The light switch is located in the small hall outside the bathroom and is at a height of 134cm
- A pull cord switch controls the extractor fan.
- There will be toilet roll and soap
- There will be a bath towel and hand towel for each person
- The 1st WC is located in the main hall just inside the front door on the left
- The room is 271cm x 117cm and has a doorway of 71cm
- The flooring is lino with toilet and shower mat There is an opening window and an extract fan controlled by pull cord switch.
- Dual voltage shaver point at a height of 134cm
- Wash basin at a height of 82cm
- Toilet at a height of 40cm
- A full sized shower cubicle with twin sliding doors opening 43cm wide
- The light switch is located outside the shower room at a height of 134cm
- The central heating boiler and programmer is housed within this room
- The electrical consumer unit is housed within this room at a height of 88cm
- There will be toilet roll and soap
- There will be a bath towel and hand towel for each person

Self-Catering Kitchen

- The kitchen is in the third doorway from the main corridor.
- The room is 368cm x 297cm
- The doorway is 71cm wide
- The flooring is lino
- There is a large skylight in the ceiling allowing plenty of light into the room
- There is a large hatchway overlooking the living room and the sea views beyond.
- There is a fire blanket and fire extinguisher fitted on the wall at a height of 157cm
- The light switch is at a height of 129cm
- The kitchen has fully fitted units with a built in oven, fridge/freezer gas hob, extractor and dishwasher.
- The built in oven height is 165cm
- The worktop height is 91cm
- There is a double sink with drainer.
- The kitchen is equipped with:
 - A microwave cooker
 - An electric kettle
 - A coffee maker
 - A smoothie maker
 - A toaster
- There is a full set of cutlery
- There is a full set of cooking utensils
- There is a full set of Calico china (plates, cups and saucers, teapot etc)

- There is a full set of saucepans etc
- There is a music centre
- There are wine glasses
- There are glass tumblers
- There is a white wicker chair

Grounds and Gardens

- There is a gently sloping tarmac side passage from the front of the house (already described in the arrival section) this narrows to 66cm near the back garden.
- There is another outside tap and hosepipe on the side of the property. From the passage you come to the lawn area which extends to the full width of the house and is approx 365cm wide
- There is a wood twin seat and table on the lawn
- The elevated patio area at the rear of the property can also be reached from here via four steps, three of which are 16cm high and the other 20cm high. The steps are 83cm wide.
- The patio is 690cm x 254cm part walled and has 96cm high wrought iron railings along the front.
- The flooring is tiled and can become slippery when wet.
- The patio is lit by a floodlight switched inside the property
- There are two single 13A weather proof sockets on the patio From the upper lawn there is a series of layered flower beds landscaped in dry walled Devon stone. There is a wrought iron bench on one on the layers.
- There is a series of steps with a wood handrail along the side of the garden leading to the layered flowerbeds and the lower lawn. There is a bird table and a birdbath here.
- The path continues down the through the wild garden until it reaches a wood gate, we have installed this to prevent small children going into the more dangerous lower garden. Please keep this shut and locked if you do have small children. From here the track continues down until it gets to a wrought iron gate which will be padlocked. The key will be provided. To get to the beach, go through the gate and follow the track down to Devon court, then cross the Berry head road.
- There are sea views from most of the garden with other views of the breakwater and part of the marina and lifeboat.
- The garden is quite steep and young children playing will need to be supervised.
- The track to the beach is not suitable for the very young or old. At certain times of the year the lawn gets pot holed and uneven, this is due to the badgers hunting for worms.
- An alternative path to the beach is via the Heath Court gate, you will be provided with the key and have a right of way to use it.
- In addition to the garden furniture already mentioned, you have two sun loungers and two sun beds complete with cushions to use.

Additional Information

- The house is a no smoking property
- There is good mobile phone reception
- No pets
- High chairs and carry cots can be hired through Blue Chip Vacations
- There are smoke alarms and carbon monoxide alarms in this property.