

Access Statement – The Den

Introduction

This 1 bedroom single storey apartment is located on the ground floor of the main residence, offering fantastic uninterrupted views over Babbacombe Bay.

Pre-Arrival

For bookings please contact:

Blue Chip Vacations
Tel: 01803 855282
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Arrival/Parking

- Fox Walk has its own 50-metre access drive off Beach Road, Babbacombe. There is parking space for one car immediately outside The Den.
- Occasional guest visitors can be accommodated.
- There is also a council car park on the beach, which is nearby.
- Beach Road and the access drive are quite steep.

Entrance

- Entrance is through a 96cm wide side gate at the top of the drive. There are no steps except at the 80cm wide entrance door. This step is 30cm high and with notice a ramp can be provided to go over this step.
- The entrance is straight into the Lounge/Kitchen area.
- There are no stairs or steps in the flat.

Lounge/Kitchen area

- The overall room size is 4.8m by 3.6m. The kitchen area is 2.3m by 1.8m leaving an L-shaped lounge.

Lounge

- The floor is carpeted and walls are painted cream.
- There is a modern brown corner suite with seats at a height of 44cm
- There is a coffee table at a height of 50cm (which could be moved)
- There is a small dining table with two chairs at a height of 50cm
- The flat-screen TV is wall-mounted and connected to Freeview

- There is a DVD player that will also play CDs
- There is a central light and a fire alarm integrated with the main house
- Access to the bedroom and bathroom are from the lounge.

Kitchen

- The kitchen is open-plan from the lounge
- Walls are tiled and painted cream above. The floor has blue-grey tiles.
- Under worktop units comprise of a three-draw unit, fridge with small freezer compartment, double under-sink base unit, stainless steel oven, single cupboard with drawer over
- The units are a modern, high gloss, dark blue which are 90cm high.
- The work surface is high gloss wood effect with a two-ring stainless steel hob and drainer.
- There is a double cupboard unit on one side of the kitchen
- There is a toaster, kettle and microwave.
- There are two spotlights

Bedroom

- This is situated off the lounge
- Door opens to 70cm on to a small 1.2m by 1.2m lobby
- Main room is 3.2m by 3.5m
- There is a king size double divan bed – height of 60cm
- There is a wardrobe and drawer unit
- Two bedside tables are a height of 80cm with side lamps
- There is a centre light
- The floor is carpeted and the walls are painted cream

Bathroom

- This is situated off the bedroom
- The door opens to 70cm
- The bathroom suite is white.
- The toilet is a height of 44cm
- The basin is at a height of 83cm
- The shower is 106cm by 68cm and has a small 12cm step. The shower door opening is 60cm
- There is no bath
- There are modern brown tiles on floor and in the shower area

- There is spot lighting
- The free space is roughly 1m by 70cm

Other space/s

Utility room

- The utility room contains a washing machine and dryer. These can be used by the guests if required but are also used by the owners.
- Access to the utility room is up two rough cast steps so the guest would need to be able bodied.

Terrace

- Accessed from drive up 11 steps
- There is green mosaic tiled garden furniture

Additional Information

- The welcome pack is in a font size of 12
- The mobile phone reception is good for O2. Not sure for other providers
- Access codes will be given to Wireless Network if required