



Access Statement for Carmel

Pre-arrival

For bookings please contact:

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Arrival/Entrance

- Entrance is via 2 wrought iron gates onto a patio/driveway area with parking for 1 car.
- There is plentiful unrestricted parking on the road outside the property
- The front door is accessed directly from the patio/driveway area via a raised, tiled porch (15cm in 2 steps), which leads into the hallway

Hallway

- The hallway is 2m by 1.9m and has 2 doors leading to the lounge and cloakroom

Cloakroom

- The cloakroom is 2.3m by 0.95m and contains a WC and washbasin

Lounge

- The lounge is 7m by 7m (at the widest point) and has a 3 piece suite, occasional chairs and other assorted items of furniture
- There is a television set with DVD player and a Hi-Fi set with CD
- A conservatory area runs along one length of the lounge and is accessed via 2 sliding French doors
- From the lounge is access to the kitchen/dining room through double doors and also to the bedrooms via a spiral staircase

Kitchen/Dining Room

- The dining area is 3.8m by 3.3m and contains a sideboard, table and chairs
- Open plan access to the kitchen which is 2.7m by 2.6m and contains an electric oven, gas hob, sink, kitchen units and work surfaces
- There is a door to the utility room

Utility Room

- The floor area is 1.9m by 1.8m and contains a washing machine, dishwasher, microwave and an American style fridge/freezer with ice making facility
- There are also more kitchen units and work surfaces
- There is a door to the side of the property

Lower Hallway

- Accessed via the spiral staircase from the lounge, the hallway is 3.7m by 2.7m
- There is a cupboard containing the hot water tank and central heating controls
- From the hallway there are doors leading to the bedrooms and bathroom

Bathroom

- The bathroom is 2.9m by 2.7m with 2 stepped levels of 10cm
- The bathroom contains a bath, freestanding electric shower (door width 54cm), a WC and washbasin

Bedroom 1

- The main area of the room is 5.3m by 3.9m with a dressing area of 2.5m by 1.6m
- There is a standard size double bed, bedside cabinets, chest of drawers, chest, dressing table with mirrors and a run of fitted wardrobes
- There is a door to an En Suite bathroom containing a whirlpool bath, freestanding shower (door width 56cm), WC and washbasin

Bedroom 2

- The room is 3.5m by 3.2 m and contains a standard size double bed, bedside tables, wardrobe and chest of drawers

Bedroom 3

- The room is 4.8m by 2.9 m and contains 2 standard single beds, a bedside cabinet, chest of drawers and a wall unit.